

# The Green

Barton Under Needwood, DE13 8JD

John German





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Barton Under Needwood, DE13 8JD

£550,000

An exceptional village home on a wonderful garden plot with a large driveway, modernised with a stunning contemporary interior and ready to move into. With four bedrooms, two reception rooms plus an extended breakfast kitchen.



This is an impressive home standing on a wonderful garden plot in the popular and desirable village of Barton Under Needwood with the benefit of John Taylor catchment together with a vibrant village centre with a range of pubs, places to eat, shops, doctors and the facilities all in easy reach. Also with the benefit of excellent transport links provided by the A38 and the cathedral city of Lichfield with its train station in easy reach.

The current owners have modernised and improved this property significantly featuring a stunning contemporary interior ready to move into.

Set behind a large expanse of block paved driveway providing plenty of off road parking with an open storm porch giving access to front entrance door which in turn leads to a generously sized hallway with tiled floor through, staircase off to first floor and doors leading off.

The sitting room has a brick chimney breast adding a character feel and window framing views to front and this room can also be utilised as a fifth bedroom if required. There is a spacious lounge/dining room with skylight and fire surround providing the focal point together with wide French doors opening out to the rear garden.

At the heart of the house there is a lovely extended breakfast kitchen with a large centre island, a range of base and eye level units with a gloss finish and work surfaces over, integrated electric hob, double eye level oven, extractor hood, fridge, freezer and dishwasher. A tiled floor runs through with skylights, spotlights and wide double glazed French doors opening out to the rear garden and double doors opening through to the living/dining room.

Off the hall there is also a good sized utility room, equipped with further base and eye level units, spaces for a washing machine, tumble dryer and extra fridge freezer and with door and window to side.

There is a good sized ground floor double bedroom with window framing views to front and an impressive and spacious ground floor bathroom with a suite comprising shower cubicle, free standing bath having a contemporary feel together with fitted units with integral wash hand basin, closed cupboard WC, mirror, towel rail/radiator and window to side.

To the first floor, the stairwell with skylight and landing has doors leading off to three further bedrooms. The master is impressive, offering plenty of space with Velux window, window to front and door to eaves storage together with a contemporary en suite shower room with a large glazed shower enclosure, fitted vanity unit with wash hand basin, WC, mirror with lighting, spotlights, tiled floor, part tiled walls and window framing views to rear.

There are two further good sized bedrooms on this floor, both sharing a smart modern family bathroom with panelled bath, wash basin set in vanity unit, WC and good sized storage cupboard.

The plot is a real highlight of this property with a good expanse of driveway provided by block paved frontage. The large rear garden has a paved terrace, ideal for outside dining, shaped lawns with pathway leading up to the top of the garden where there is a further paved area with substantial garden shed/workshop. The garden enjoys a lovely open aspect to rear.

We understand the property has gas central heating with the ground floor benefitting from an underfloor heating system.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:**

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/29032023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C



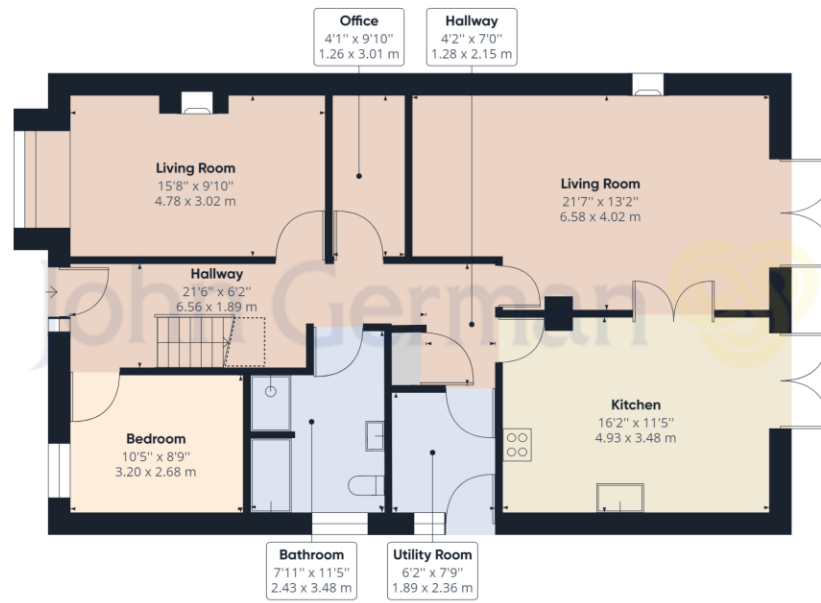




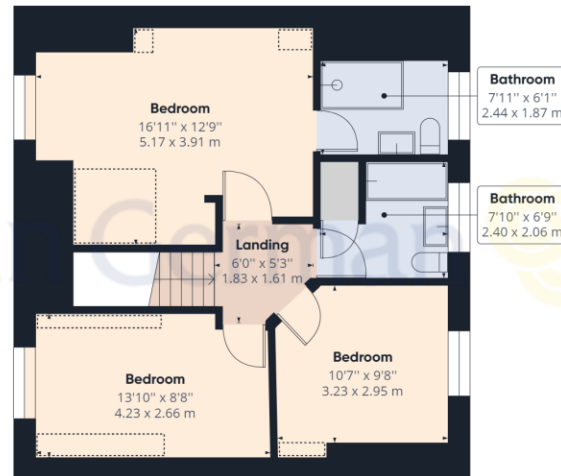








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1600.50 ft<sup>2</sup>

148.69 m<sup>2</sup>

**Reduced headroom**

59.04 ft<sup>2</sup>

5.48 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

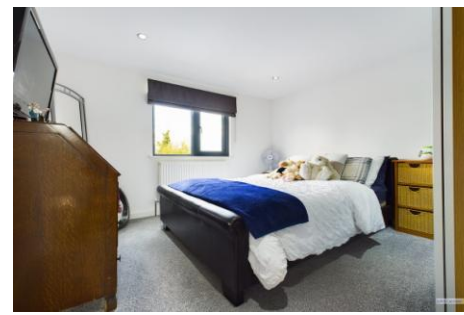
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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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