

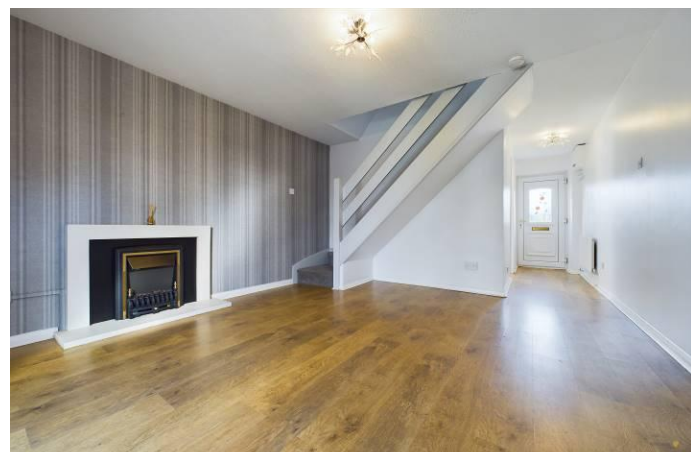
Park Road

Barton Under Needwood, DE13 8DD



A superb semi detached offering the perfect first time buy in a desirable village location with excellent school catchment and highlights including driveway, gardens, fitted kitchen, spacious lounge, plus conservatory, two bedrooms and bathroom.

£210,000



John German

Enjoying the ideal village location with a blend of favourable school catchment, together with a wide range of amenities and facilities on offer including pubs, places to eat, café, shops, doctors and excellent transport links, this semi detached offers a first time buy.

Ready to move into, set behind a driveway providing ample off road parking and a lawned front garden.

The front entrance door opens into the hallway which has a door off to a fitted kitchen equipped with a range of base and eye level units work surfaces over, space for appliances, wall mounted gas central heating combi boiler and window framing views to front.

Also off the hallway is a spacious lounge with practical wood effect flooring, fire surround providing the focal point and staircase off to first floor. Double glazed patio doors open to a conservatory, perfect for enjoying views of the garden, with French doors opening out onto a block paved terrace.

The garden to rear is laid mainly to lawn with established borders, timber shed and side entrance via gate.

To the first floor, the landing has doors leading off to two bedrooms and a bathroom. The main bedroom offers a generous double with fitted mirrored wardrobes providing plenty of storage, while bedroom two has two built in storage cupboards, practical wood flooring and window framing views to front.

The bathroom is fitted with a suite comprising panelled bath with shower screen, pedestal wash hand basin and WC.

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

www.eaststaffsbc.gov.uk

Our Ref: JGA/27112023

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B







Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German
21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806
barton@johngerman.co.uk

Agents' Notes

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Referral Fees

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.

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