

Station Road

Barton-under-Needwood, Burton-on-Trent, DE13 8DS

John German





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£400,000

Superb extended 1930's semi detached family home with views over fields to rear. Highlights including two reception rooms, smart fitted kitchen and an impressive split level master bedroom, generous drive and garage. John Taylor catchment. No upward chain.



Situated in the sought after village of Barton under Needwood, popular for its John Taylor High School catchment together with an excellent range of facilities and amenities including pubs, places to eat, cafes, shops, doctors and post office, plus excellent transport links provided by the A38 with links to the nearby centres of the cathedral city of Lichfield with its train services together with Birmingham, Burton on Trent, Derby and beyond.

Set behind a good expansive driveway providing plenty of off road parking and side access to detached garage, there is a canopied porch with a front entrance door opening into the hallway with staircase off the first floor and doors leading off. Off the hallway there is a guest WC with closed coupled WC, wash basin and window to side.

Across the hall a door opens into a lovely lounge with fireplace providing a focal point, window framing views to front and double doors opening through into a sitting room/dining room, again with fireplace, window to side and door onto a smart fitted breakfast kitchen equipped with a range of base and eye level units with worksurfaces over, with matching breakfast bar, integrated oven, hob and extractor, fitted dishwasher, contemporary radiator, window framing views across the rear gardens and a door opening off to a useful utility room with additional appliance space and fitted cupboards, window to rear and side door out to the driveway together with two useful built in storage cupboards.

To the first floor the landing with window to side has doors leading off, the master bedroom is the highlight of the first floor offering a split level layout with a large bedroom area, together with a dressing room/wardrobe area with picture window framing views across the rear gardens to the fields beyond.

Bedroom two is also a generous double with window framing views to front, while bedroom three/box room has a fitted storage cupboard and window to front. Buyers should note this bedroom is a compact room and would make an ideal nursery or home office.

Gardens to rear are laid to lawn with a fantastic open aspect.

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

Our Ref: JGA28112023

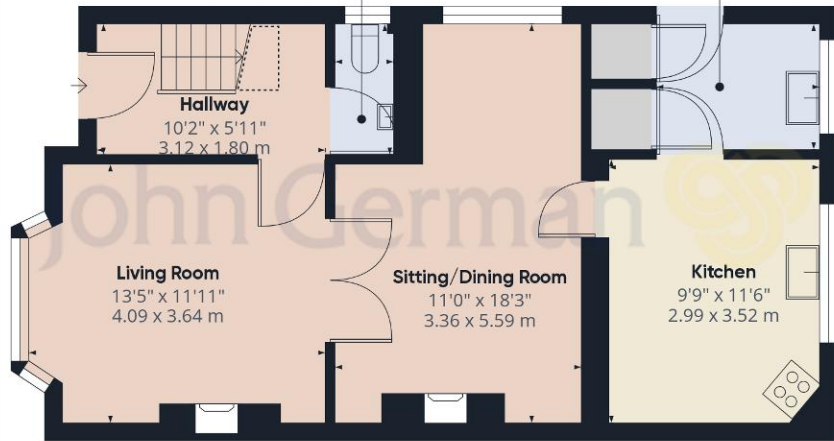
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D





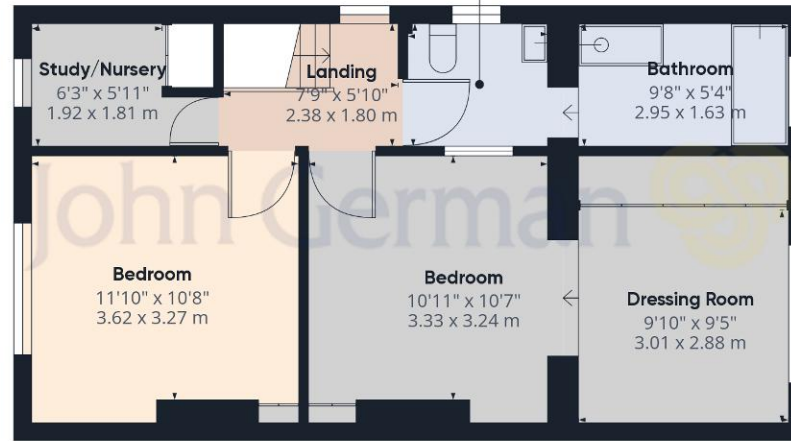
WC
2'11" x 5'8"
0.90 x 1.75 m

Utility Room
7'5" x 5'10"
2.28 x 1.79 m



Ground Floor Building 1

Bathroom
6'4" x 5'10"
1.94 x 1.79 m



Floor 1 Building 1

Approximate total area¹⁾

1357.62 ft²

126.13 m²

Reduced headroom

13.09 ft²

1.22 m²

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.

GIRAFFE360

Garage
27'1" x 7'11"
8.26 x 2.44 m



Ground Floor Building 2



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.

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.

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		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



John German

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