

# Lichfield Road

Barton-under-Needwood, , DE13 8ED

John  
German









# Lichfield Road

Barton-under-Needwood, , DE13 8ED

£300,000

Standing on a fantastic garden plot with views over fields to the rear is this lovely and spacious traditional detached bungalow set behind a large driveway with two bedrooms, living room, dining kitchen and garage. No upward chain.





This lovely detached bungalow stands on a substantial garden plot with a large driveway to front providing plenty of off road parking and a wonderful extensive rear garden backing onto fields to rear, perfect for watching the llamas at the llama farm graze. Available with the advantage of no upward chain in this highly convenient location, perfect for the nearby centres of Burton on Trent and the cathedral city of Lichfield.

Set behind a large expansive driveway which is block paved providing plenty of off road parking and a gravelled front garden with circular lawn and well established front hedge. The front entrance door opens into the porch which in turn leads to an L shape hallway with doors leading off. The lounge is a light and spacious room with a deep bay window framing views to front and fire surround providing the focal point.

Across the hallway is a well appointed dining kitchen equipped with a range of base and eye level units with work surfaces over and appliances which are to be included, together with the dining table and chairs also to be included, making this property perfect and ready for somebody to move into. The kitchen has a large picture window framing views across those fantastic rear gardens, there is a cupboard with the warm air central heating boiler and door to an enclosed side entry, linking the bungalow to a useful garage/workshop with PVC opening front entrance doors. There is also a separate WC with close coupled WC and door opening out to the rear garden.

Off the hallway there are two bedrooms, the master is an impressive double with window and double glazed door opening out to the rear garden with plenty of space for bedroom furniture. Bedroom two is particularly well appointed with fitted wardrobes across one wall with a useful space saver fold down double bed allowing this room to double as a bedroom/reception room if needed, with window framing views to front. The shower room has been refitted an upgraded with a well appointed suite having shower cubide, fitted vanity units with wash basin and WC, towel rail/radiator and window framing views to rear.

The back garden is a stand out feature of this particular property with extensive lawns, borders and a wide paved terrace with pergola over, ideal for outside dining and entertaining. There is also a timber outhouse offering an ideal workshop/office/shed with light, power points and desks. At the top of the garden, you can enjoy fantastic views across the llama farm to rear, adding that extra countryside feel.

**Note:** Probate has been applied for but not yet granted.

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

**Property construction:** Brick. **Parking:** Driveway

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Hot air (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband and type:** Fibre. See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

**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)

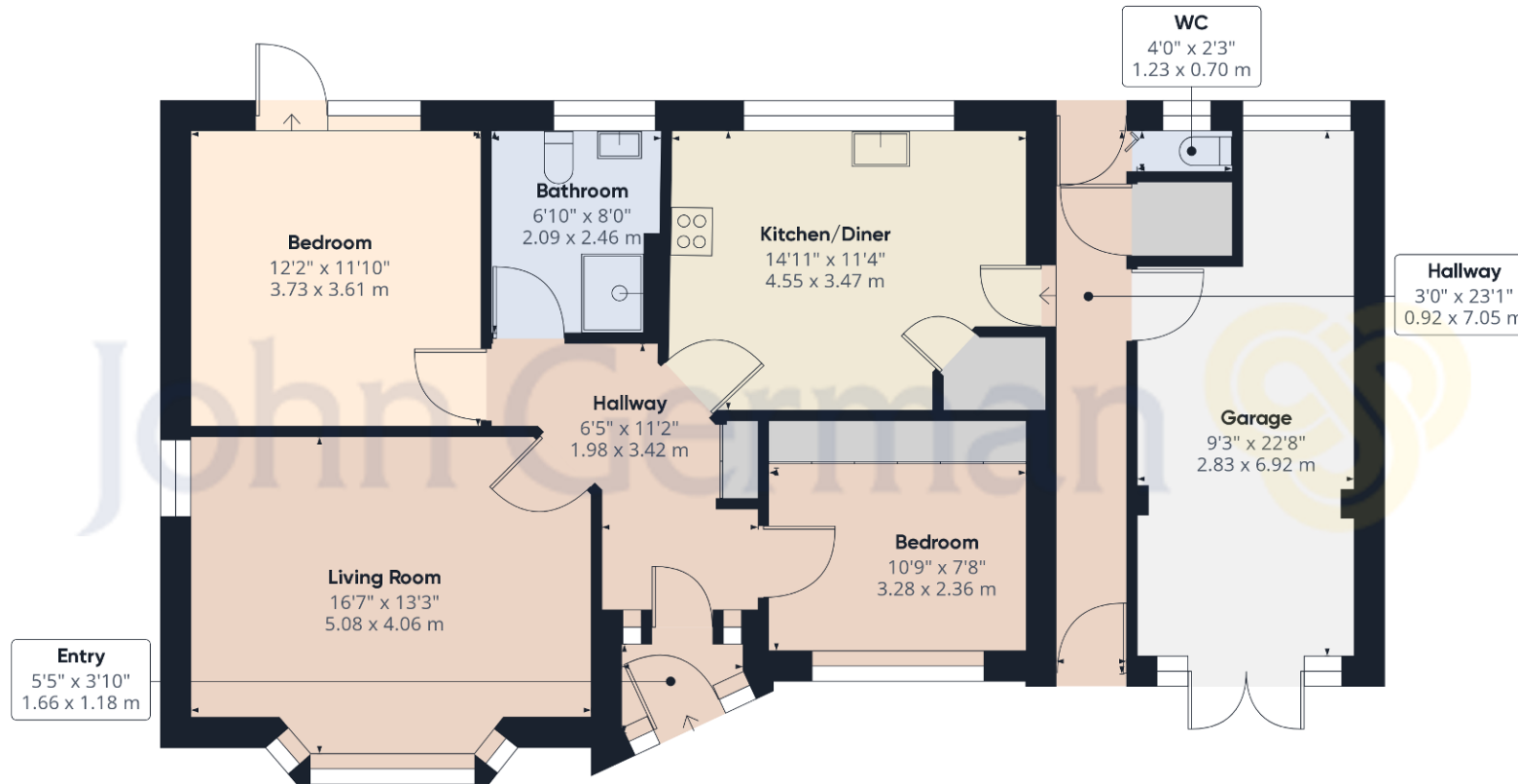
**Our Ref:** JGA/09012024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.









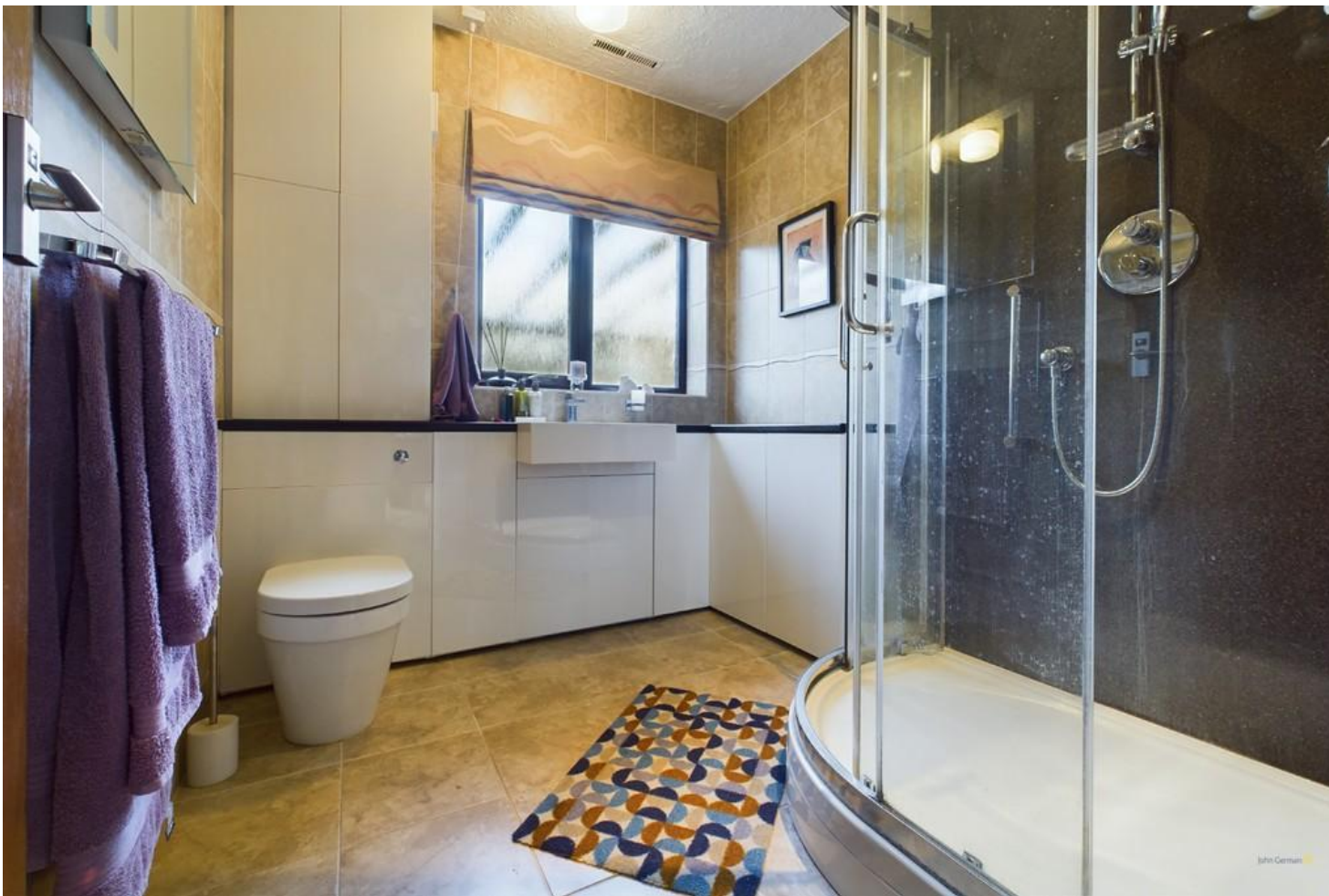
**Approximate total area<sup>1)</sup>**  
1087.45 ft<sup>2</sup>  
101.03 m<sup>2</sup>

Excluding balconies and terraces

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





### 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		
69-80	C		
55-68	D		66 D
39-54	E	41 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

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent





