

Willow Road

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

John German





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£280,000

An outstanding extended semi detached home perfect for a family with two good sized reception rooms, superb breakfast kitchen, three generously proportioned bedrooms, family bathroom, low maintenance gardens and a wide block paved drive. Beautifully presented and ready to move into.

This impressive semi detached family home has been extended and has a beautifully presented interior. It is within a short distance from the village centre that offers a wide range of amenities including shops, post office, public houses, doctors' surgery, pharmacy, eateries, sports clubs, Barton Marina and schooling at all levels including the highly regarded John Taylor High School. There are excellent transport links via the A38 to Burton, Derby, Lichfield, Birmingham and the A50.

A block paved driveway provides plenty of off road parking and a front entrance door opens into the hall with fitted storage cupboard, perfect for coats and shoes. Stairs rise to the first floor and a door opens into a light and spacious lounge with under stairs alcove and wood effect flooring. A door opens into the lovely extended sitting/dining room with French doors out to the rear garden. A door opens into the superb, spacious and extended breakfast kitchen that is equipped with a range of base and eye level units, work surfaces incorporating a sink and drainer unit and a breakfast bar that can comfortably sit three people. There are spaces for a range style cooker, dishwasher and fridge freezer, wood effect flooring and a second door opening to the front offering a practical extra entrance. A window and door open to the rear garden.

To the first floor there are three good sized bedrooms all sharing a superb modern refitted bathroom with a white suite comprising panel bath with shower and screen over, fitted vanity unit with wash basin and WC, towel radiator, part tiled walls and a window to the rear.

The rear sunny gardens are perfect for those looking for low maintenance with a paved terrace and raised planting beds plus a lovely summerhouse.

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC

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 C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/09042024

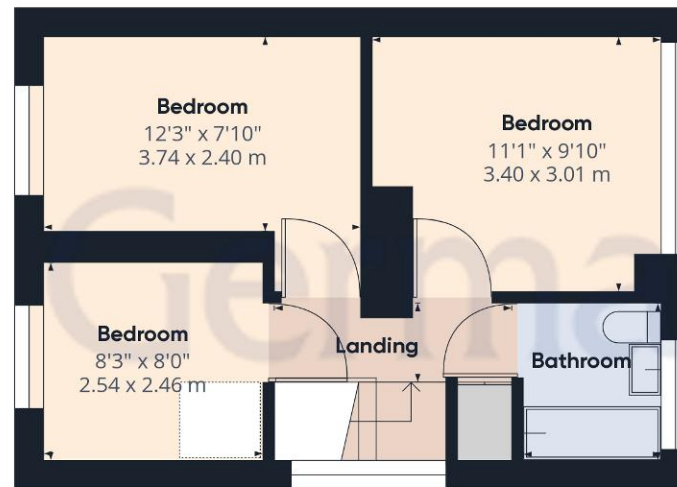
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

923.33 ft²
85.78 m²

Reduced headroom

11.37 ft²
1.06 m²

(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

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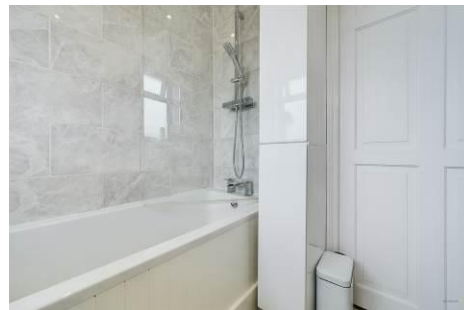
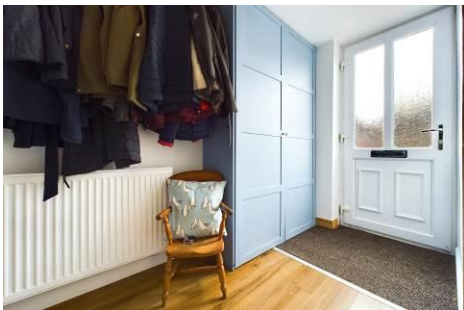
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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