

Park Road

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



A well-positioned detached family home located on a very sought after residential road in the popular village of Barton under Needwood and situated within the catchment area for John Taylor. The home boasts plenty of charm and has been meticulously looked after by the current owner for over 40 years!

£299,950

John German 

Situated in an enviable position on Park Road, approached by a driveway to the front providing ample space for off road parking and access to the single garage. The garage can be accessed to the front via up and over doors. As well as this, the side door from the conservatory can be accessed by the side of the property.

As you enter the home, you are greeted by an inviting hallway which provides access to the spacious living room to the front. The dual aspect lounge is a light and airy room which is a generous size.

Off the hallway, you will also find the modern fitted kitchen, which has matching base and wall units with worktops over, integrated dishwasher and washing machine, access to pantry cupboard, induction four ring hob and base level electric oven. The seller has extended to the side of the property to create a convenient WC which is practical and found just off the kitchen.

To the rear and also off the kitchen, the ground floor is complimented nicely by a conservatory. Another thoughtful addition to the floorplan by the current seller which works well. The conservatory has been fitted with an insulated sloped glass roof, which means the space can be enjoyed in all seasons. The conservatory also provides access to the rear garden.

To the first floor, this home on Park Road boasts three generous sized bedrooms, the master enjoying built in wardrobes. To finish the living accommodation, the home offers a family shower room having an enclosed, sliding door shower enclosure, low level WC and wash hand basin.

The rear garden enjoys not being overlooked at all and is an ideal space to relax and entertain. Laid to Indian slab stone and artificial lawn, being a low maintenance space. You can access the garage from the garden via the side door.

Nestled in the charming village of Barton under Needwood, Park Road offers an idyllic setting for homeowners seeking a blend of tranquillity and convenience. This desirable location is renowned for its community spirit and accessibility to essential amenities. Families will appreciate the proximity to highly regarded schools, such as John Taylor High School, known for its outstanding academic performance and community involvement. The presence of excellent primary schools further enhances the appeal for those with young children. Despite its peaceful setting, Park Road benefits from excellent transport links; the A38 is just a short drive away, providing easy access to the bustling towns of Burton upon Trent and Lichfield. For those commuting to larger cities, Birmingham and Derby are within a commutable distance.

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: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

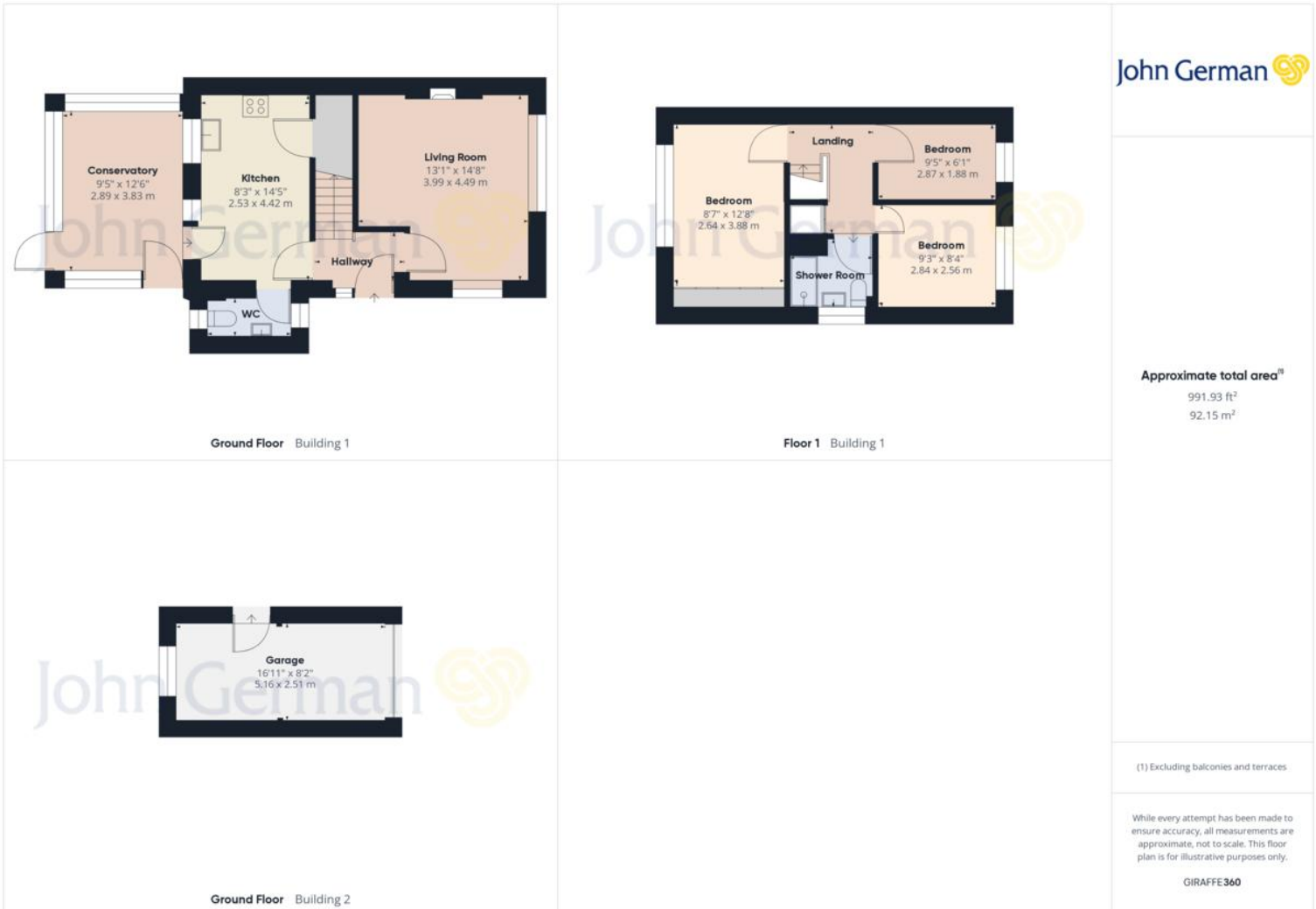
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/13062024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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