

# Beech Road

Barton Under Needwood, Burton-on-Trent, DE13 8LG



A superb family home in a popular village location with the benefit of John Taylor catchment, well presented throughout and ready to move into with accommodation spanning three floors. Highlights include lovely re-fitted kitchen, lounge with contemporary fire, conservatory with glazed roof, four bedrooms and a shower room.

£270,000

John German

Situated in the vibrant village of Barton under Needwood, popular for its John Taylor High School catchment, together with a well served village centre with a choice of pubs, places to eat, shops, doctors, pharmacy and other amenities all close by. Excellent transport links provided by the A38 to the nearby centres of the cathedral city of Lichfield with its train services, Burton-on-Trent and beyond.

Set behind a block paved driveway providing ample off road parking and having an electric car charging point, access to an integral single garage with timber opening doors, this semi detached home is a fabulous property for a family, with a side entrance door opening into the entrance hallway with staircase off to the first floor and doors leading off.

To the left there is a smart refitted kitchen equipped with a range of base and eye level units with a gloss finish, work surfaces over with in integrated oven, hob and extractor, fridge freezer, together with concealed lighting, LED lighting and plinth boards, and spotlights to ceiling. The kitchen also benefits from underfloor heating. There is a useful internal door opening into the garage where there is space for a washing machine and tumble dryer, and an additional understairs storage cupboard.

From the hallway there is also a door into a superb lounge, a well proportioned room with a contemporary fireplace providing the focal point, together with an archway opening into a lovely conservatory which features a glazed roof pouring in plenty of natural light, and French doors opening out to the rear gardens, with this space currently being used as a dining room.

To the first floor the landing has doors leading off to three of the four bedrooms. The master bedroom is a particularly generous double with two windows framing views to rear, whilst bedrooms two and three have views to front.

On this floor there is a shower room with shower cubicle, wash basin and WC, part tiled walls and window to side.

Stairs from the first floor landing rise to the second floor where there is a loft conversion, creating a superb extra double bedroom with dormer window framing views to front, and door giving access through into loft space.

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

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** TBC

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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA12072024

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