

Bell Mews

Bell Lane, Barton-under-Needwood, DE13 8GB



A superb low maintenance home in a central village position in walking distance of the wide range of amenities within the village. Perfect for a first home or to downsize having an open plan living/dining/kitchen, 2 double bedrooms, en suite and bathroom plus allocated parking.

NO UPWARD CHAIN

£225,000

John German 

Situated in a fantastic secluded village position is this superb two double bedroom home conveniently placed for the 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.

Offered to the market with no upward chain and with the benefit of an allocated parking space.

The front entrance door opens into a communal hall giving access to two apartments. A door then opens into an entrance hall having stairs off and a door into a spacious open plan living, dining and kitchen having three front facing windows and an alcove currently used as a study area. The kitchen is equipped with a range of attractive modern units complemented by contrasting worktops incorporating a breakfast bar. There is an integrated oven, hob, extractor fan, fridge, freezer and dishwasher alongside a sink and drainer unit.

Across the hall is a good sized double bedroom with window to the rear. There is also access to useful loft storage space, a unique benefit of this particular property.

Also on the ground floor is a spacious bathroom having a modern white suite comprising panel bath with shower and screen over, pedestal wash hand basin and WC.

Stairs from the hall rise to a spacious master bedroom having a vaulted ceiling with skylights plus its own en suite having a shower cubicle, pedestal wash hand basin and WC.

Notes: Access to the allocated parking space is across a shared residents car park.

The property is located in Barton under Needwood's conservation area.

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

Lease commenced in January 2010 for a term of 999 years

Service/maintenance charge is currently £360 per annum (£30 per month) payable to Bell Lane Mews Management Ltd

No ground rent payable

No pets allowed

Freeholders are Sherlock Homes (BG) Limited

Property construction: Standard

Parking: Allocated space

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 B

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

Our Ref: JGA/19092024

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	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

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.

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