

# Westmead Road

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

John German





POLICE



# Westmead Road

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

£425,000

An amazing semi detached home that has been extended to offer an abundance of space having four bedrooms, two reception rooms and a spacious dining kitchen that stand a lovely corner plot with a large drive and garage. A sought after village within John Taylor school catchment.

This outstanding home has been extended to offer a comfortable family home enjoying an abundance of space standing on a corner plot with an expansive driveway. Located in this highly regarded village 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.

The front entrance door opens into a generous reception hall with stairs to the first floor. The lounge is a generous sized room with a front facing picture window and has a door into the dining kitchen which has both a window and French doors overlooking and providing access to the rear garden. The well appointed kitchen has a range of base and eye level units with work surfaces plus an integrated oven, hob and extractor. There is plenty of space for a dining table making it ideal for families and entertaining.

Across the hall is a second reception room, currently used as a sitting room/TV room but could be used as a ground floor fifth bedroom or study etc.

Also on the ground floor is bedroom four that overlooks the rear and lying adjacent is a well appointed bathroom having a four piece suite and modern tiling.

On the first floor there are three bedrooms, the superb master has skylights and two windows to the side plus its own modern en suite shower room complemented by stylish metro tiling. Bedrooms two and three are both well proportioned rooms and each have skylights.

Outside - The rear garden has a paved terrace ideal for outdoor dining with shaped lawns beyond.

To the front is an expansive driveway and an integral garage with an up and over door plus a useful internal door into the hall.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Garage & drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:**

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

**Our Ref:** JGA/15082024

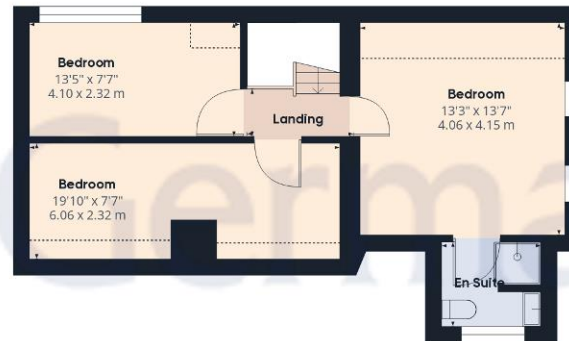
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1351.19 ft<sup>2</sup>  
125.53 m<sup>2</sup>

**Reduced headroom**

85.68 ft<sup>2</sup>  
7.96 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**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		79 C
55-68	D	62 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

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



