

# Park Road

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



John German 




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Discover the perfect blend of comfort and convenience in this delightful 2-bedroom family home, nestled in the serene village of Barton Under Needwood. This home is ideal for first time buyers, investors and those looking to downsize.

Asking Price Of £230,000



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**Key Features:**

- **Spacious Living:** Following on from the entrance hall, enjoy the bright and airy living room, perfect for relaxation or entertaining guests. A great feature of the living room is the open staircase leading to the first floor making the room feel more spacious and lighter.
- **Kitchen-Diner:** The well-appointed kitchen-diner offers ample storage and workspace, including space for a washing machine, dishwasher, and cooker. It's the ideal space for both cooking and dining. The Kitchen also has a two rear aspect window looking out onto the rear garden.
- **Bedrooms:** Two generously sized bedrooms provide peaceful retreats, with plenty of natural light. The main bedroom is large to fit all furniture and boasts ample storage space for all your belongings as well.
- **Family Bathroom:** The family bathroom offers a shower bath, wash basin and wc.
- **Outdoor Space:** The property boasts both a front and south facing rear garden, perfect for outdoor dining, gardening, or simply enjoying the fresh air. Additionally, there is the benefit of off-street parking and a convenient garage for an additional vehicle or secure storage.

Barton Under Needwood is a charming village in Staffordshire, known for its peaceful atmosphere and convenient location. It offers a mix of modern amenities and traditional charm, with easy access to nearby towns like Burton upon Trent and Lichfield. Residents enjoy a strong sense of community, with regular local events and activities. The village is also well-connected to major roads and routes for commuters.

To arrange a viewing please contact John German at Barton - Under – Needwood.

**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:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** Cable

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:** / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA05112024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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#### 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.

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