


Main Street

Barton Under Needwood, DE13 8AB



John German 



Charming cottage in a central village location handy for pubs, schools and shops. Ready to move into with lounge, fitted kitchen, smart bathroom, two bedrooms and lovely south facing rear garden, with the advantage of no upward chain.

£210,000



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Situated in the sought after and popular village of Barton under Needwood with John Taylor catchment is this lovely, charming mid terrace cottage. Perfectly placed just a stones' throw away from the village centre where there is a choice of pubs, wine bars, cafes, shops, doctors, pharmacy and boutique stores. The village is well situated for countryside walks and has excellent transport links provided by the A38 to the nearby centres of the cathedral city of Lichfield with excellent train services, Birmingham, Burton-on-Trent, Derby, Nottingham and beyond.

The property offers a fantastic opportunity to get onto the property ladder or to secure a lovely buy to let home in a premium village location. The front entrance door opens into the lounge with wood effect flooring, beams to ceiling adding a character feel and chimney breast with alcove. A stable door opens through into the fitted kitchen which is quipped with range of base and eye level units with worksurfaces over, ceramic sink and drainer unit, integrated oven, hob and extractor, matching wood effect flooring and further fitted desk, ideal as a work from home space. A window frames views across the rear garden and a door leads through into a rear hallway with staircase off to first floor, stable door out to the rear garden and door to the ground floor bathroom. The bathroom is fitted with a modern white suite comprising a P shaped bath with shower over and shower screen, WC, wash basin and alcove with fitted shelving.

To the first floor, the landing has doors leading off to two bedrooms. The master is a generous double with window framing views to front while bedroom two is a comfortable single with window to rear.

The south facing rear garden is a highlight of this home with a paved terrace ideal for outside dining together with lawn and shed at the top of the garden (buyers should note, a neighbouring property has pedestrian access across to an outhouse within the garden). The house is in a fantastic location for everything you need in the village.

Agents notes: The property is in Barton under Needwood Conservation Area. The vendor is an employee of John German.

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: On road

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 B

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

Our Ref: JGA/20112024

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

John German

Approximate total area^m

523.88 ft²

48.67 m²

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 RICS

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 The Property
Ombudsman

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TRADING STANDARDS UK

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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.

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