

# Barton Turn

Barton Under Needwood, DE13 8EA



Situated in a lovely canal side setting is this mid terrace cottage offering a fantastic first home or property to downsize to with excellent transport links and also being well placed for the neighbouring village of Barton under Needwood.

£200,000



John German

The property is situated within easy walking distance of Barton Marina where there is a bar, cafes, restaurant, cinema and boutique stores. Barton under Needwood has a wide range of amenities and facilities together with John Taylor High School. There is excellent access to the A38 putting the nearby centres of Burton-on-Trent and the cathedral city of Lichfield in easy reach.

Set behind a small front garden, the front entrance door opens into the porch which in turn leads through to the lounge having window framing views to front, a fireplace providing the focal point, with a metre cupboard to the side.

The kitchen is fitted with base and eye level units with work surfaces over, integrated oven and hob, space for further appliances, window and door to rear, useful understairs storage cupboard and a latch style door opening to the stairs which lead to the first floor landing.

To the first floor, the property features two good sized bedrooms and a box room which would make an ideal work from home office, study or nursery with window framing views to rear.

The bathroom is spacious with a suite comprising panelled bath, separate shower, pedestal wash hand basin and WC.

The garden to rear is laid to lawn with a small outhouse providing useful garden storage. The property has the benefit of a shared entry with a neighbouring property giving side access through to the rear garden.

Across from the property is the canal, perfect for picturesque walks and a neighbouring pub in easy walking distance.

The property is available with the advantage of no upward chain and the accommodation is ready for a buyer to modernise in their own style.

**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 street

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

**Our Ref:** JGA/09122024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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### Agents' Notes

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### Referral Fees

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