

Linden Road

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

John
German



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£250,000

Situated in this highly regarded village is this beautifully appointed semi detached family home with accommodation set over three floors including four bedrooms and en suite bathroom. Located within John Taylor Catchment, this home is absolutely ideal for families in the area.

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An extended FOUR BEDROOM semi-detached house, situated in the highly regarded village of Barton under Needwood. The property falls within the catchment area of the renowned John Taylor School and offers an excellent opportunity for the family buyer. Barton under Needwood is a highly regarded Staffordshire village with an excellent range of amenities including shops, public houses, dentist, doctors surgery and schooling for all levels. The nearby A38 provides access to the larger centres of Lichfield, Burton On Trent, Birmingham and Derby.

The property boasts a generously sized tarmacked driveway at the front providing off-road parking for at least two vehicles. The front door opens into a through hallway which provides access to the downstairs WC, living room and kitchen/diner. To the right of the hallway, you will find the spacious kitchen / diner. The dining space, off the kitchen is versatile in its use and could be a separate living area, study etc. The kitchen features modern base units with worktops above, eye level electric oven, induction hob with cooker hood above, plumbing for dishwasher and washing machine, space for fridge freezer and a stainless sink and drainer. At the rear of the property, you'll find a bright and airy living room. Large windows and an external door to the garden allow natural light to flood the space.

To the first floor, the home offers three sizeable bedrooms, two of which would take a double bed. The three bedrooms share a family bathroom which has a bath tub with shower over, WC and wash hand basin. To the second floor, you will find the master bedroom which is a fantastic size and enjoys built in furniture and its own en suite that features a bath with shower over, wash hand basin and WC.

Finally, the rear garden is perfectly sized for families, offering a combination of lawn and patio areas. It is privately enclosed by wooden fencing providing a safe and secure space including a convenient wooden shed for storage.

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:

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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/21022025

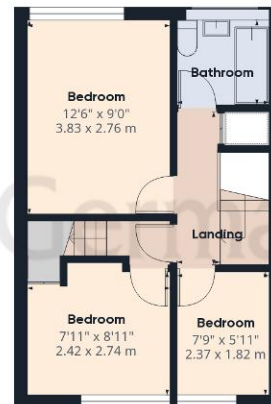
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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

996.65 ft²

92.59 m²

Reduced headroom

24.78 ft²

2.3 m²

(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 are based on RICS IPMS 3C standard.

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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.

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		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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