

Arden Road

Barton Under Needwood, DE13 8LF

John German



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£275,000

A wonderful and spacious family home, extended with lots of extras including smart fitted kitchen, three reception rooms including an optional fourth bedroom, master bedroom with en suite, double width driveway, integral garage and John Taylor catchment.



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This semi detached home is beautifully presented throughout and ready to move into, extended to offer a spacious and versatile family home with lots of extras. Situated in the vibrant village of Barton under Needwood, popular for its John Taylor Academy catchment together with a choice of pubs, places to eat, shops, doctors, pharmacy and plenty of other things to offer. There are also excellent transport links, putting the nearby centres of the cathedral city of Lichfield, Sutton, Birmingham, Burton-on-Trent, Derby and Nottingham all in easy reach.

Set behind a double width driveway providing ample off road parking and giving access to the garage with an up and over door. The side entrance door opens into a welcoming reception hallway with staircase off to first floor, useful storage cupboard and doors leading off. There is a smart fitted kitchen equipped with a range of base and eye level units with work surfaces over, extended to the front housing a sink and drainer unit and a window above, integrated oven and hob, plenty of cupboards providing storage and a useful internal door opening into the garage. Across the hallway is a spacious lounge with a log burning stove providing the focal point and giving a cosy feel. There is a window to side and an archway leading through to a fantastic dining room offering a fabulous space to entertain, though this could also offer an ideal sitting room. Off the dining room is a useful home office/fourth bedroom with window to rear. The rear garden features a shaped lawn and side entrance via gate.

To the first floor, the landing has doors leading off to three bedrooms. The master is a highlight with fitted wardrobes providing storage and having the luxury of a nice modern en suite comprising a large glazed shower enclosure and fitted vanity units with wash basin and WC. Bedrooms two and three are both generously sized and share a well appointed family bathroom which has been modernised and refitted with fitted vanity units with wash basin, WC, panelled bath with shower over and shower screen, together with a towel rail/radiator and spotlights. This is fantastic all round family home in a well sought after village, stylishly presented throughout and ready for its new owner.

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:** Drive & garage.

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 C

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

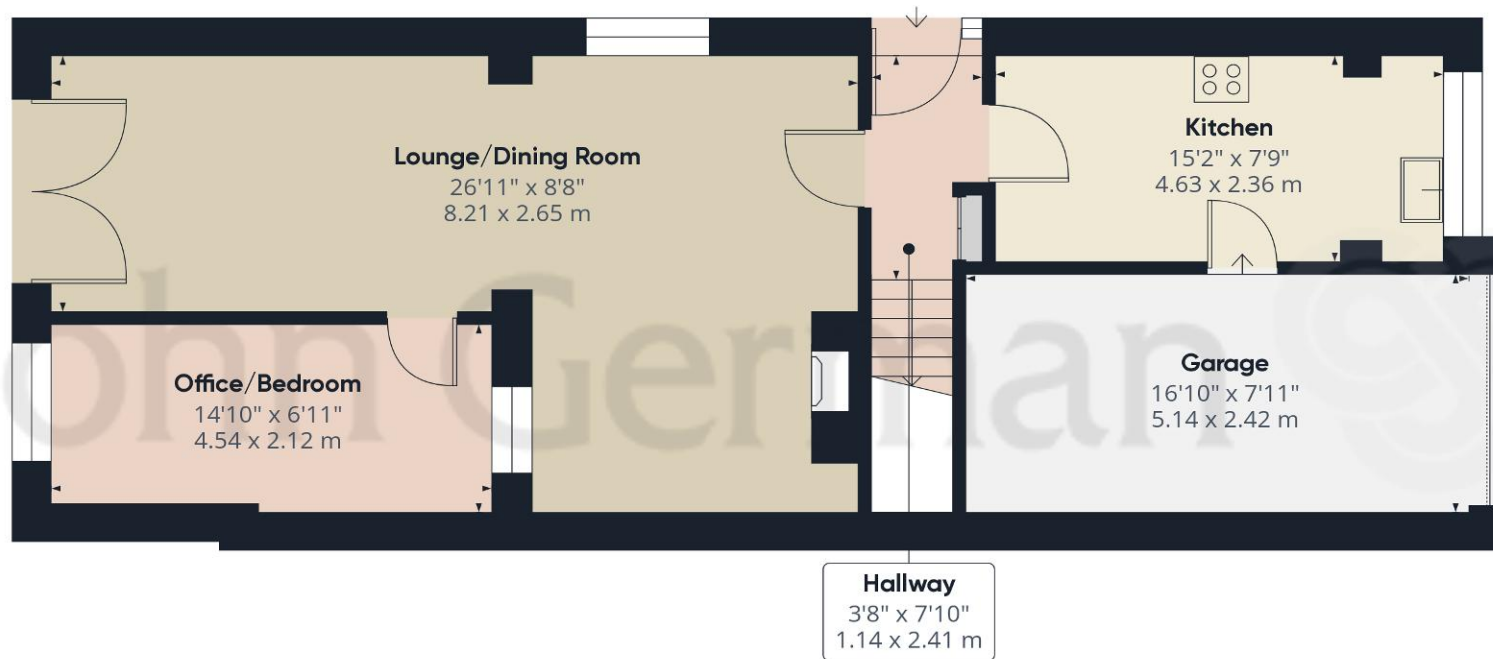
Our Ref: JGA/02042025

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





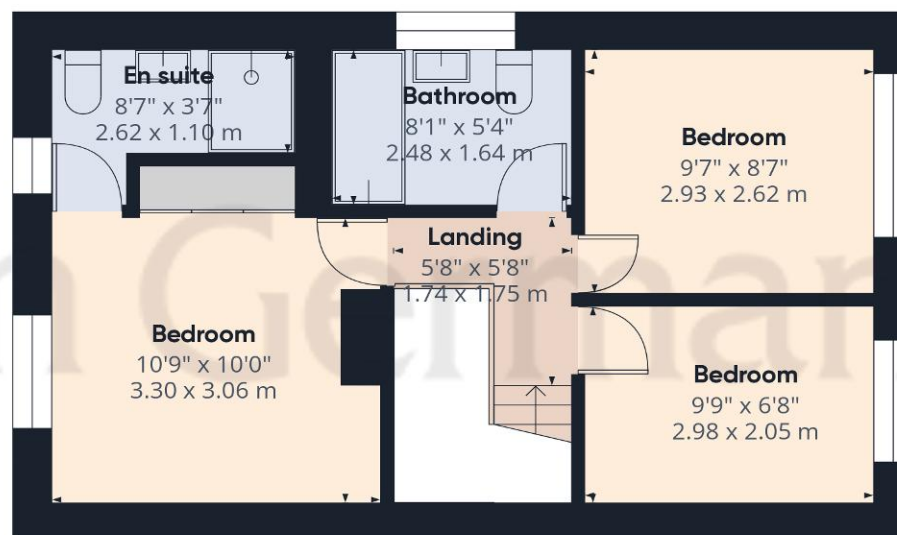


Ground Floor

Approximate total area⁽¹⁾

1068.1 ft²

99.23 m²



Floor 1

(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.

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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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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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