



John German

Offered for sale on the open market for the first time, this wonderful, detached home on Wales Lane, Barton Under Needwood, presents a fantastic opportunity for buyers to create a stunning family home on one of the village's most sought-after roads.

£500,000

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Rare to the market, this detached home on Wales Lane has been proudly owned by the same family since it was built in 1960. We're delighted to offer this unique opportunity to buy a home in Barton Under Needwood that has never before been available on the open market.

The village offers a wide range of amenities including shops, post office, public houses, doctors surgery, eateries, Barton Marina and schooling at all levels. There are excellent transport links via the A38 to Burton, Derby, Lichfield, Birmingham and the A50.

This home offers fantastic potential to be extended and transformed into a spacious family home, subject to the necessary planning permissions. With its generous plot and detached layout, it provides the perfect foundation for creating a larger, modern family home tailored to your needs.

The front garden is mainly laid to lawn and a tandem driveway leads to the detached garage. The garage is accessed via up and over doors to the front and is equipped with power and lighting throughout. The garage also has an external door to the side.

As you step inside, the home opens into a welcoming entrance hallway with stairs to the first floor and direct access to both the living room and kitchen. The living room is a great size and runs the entire length of the original build. With a large window to front and doors leading to the separate reception room. To the rear of the lounge, a dual-aspect reception room, added as an extension by the current owners, offers a bright and versatile space. Ideal as a playroom, home office, or snug it provides flexibility to suit a range of family needs. To the rear of the first floor, you will find the fitted kitchen, with access to a pantry cupboard and a side door leading to the rear garden.

To the first floor of this home, the property offers three generous sized bedrooms, two of which can comfortably fit a double bed with ample bedroom furniture. All of the three bedrooms share a family bathroom. The bathroom has a bath with mixer taps, w/c and wash hand basin.

One of the standout features of this home is the generous rear garden. Its size offers excellent scope for a substantial extension (STPP), while still retaining a fantastic outdoor space. The garden is beautifully private, not overlooked by neighbouring properties, and is mainly laid to lawn with secure, enclosed boundaries. Ideal for family life and outdoor entertaining.

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 & garage

Electricity supply: Mains **Water supply:** Mains **Sewerage:** Mains

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

Broadband type: TBC

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 D

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

Our Ref: JGA13052025

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.

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.

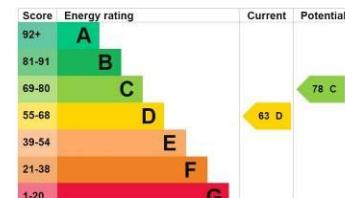


Agents' Notes

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 any representations or warranties, 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 a mortgage with 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 an 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 an 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.



John German

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