

Main Street

Barton Under Needwood, Burton-on-Trent, DE13 8AA

John
German



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£275,000

Offered for sale with the benefit of NO ONWARD CHAIN is this charming cottage located on Main Street in Barton. Hidden House is perfectly placed in the centre of Barton Under Needwood to take advantage of the local village pubs, shops and brilliant schooling.

Situated in the sought after village of Barton under Needwood, popular for its John Taylor catchment together with an excellent range of amenities including a choice of pubs to drink in, places to eat, Co-op store, doctors, schools for all ages plus excellent access to countryside walks. The village is also well placed for the A38, providing links to the nearby centres of Burton-on-Trent, the cathedral city of Lichfield with train services to London, Derby, Birmingham, Nottingham and beyond.

With a charming garden to the front, the home opens up straight into the entrance hallway, which has stairs leading to the first floor and gives access to the living room. The living room is a good size and features an open fireplace. The fitted kitchen is to the back of the home and features matching wall and base units with worktops over, space for cooker, plumbing for washing machine, stainless steel sink and drainer and access to the ground floor w/c. Adjacent to the kitchen is a separate reception room, which is versatile in its use. The spare reception room has a door leading to the rear garden.

To the first floor, the property offers three generous sized bedrooms. The master bedroom is very unique and has two separate rooms off it. Ideal spaces to covert into either an en suite, dressing room etc. All three bedrooms share a family bathroom, which has a bath tub and shower above, wash hand basin and w/c.

The rear garden is a particular highlight of this home, stretching a good length from the back door and mainly laid to lawn. The garden catches the sun brilliantly and has a patio space for outdoor furniture. The garden is enclosed by wooden fencing to the perimeter of the boundary.

Tenure: Leasehold – Lease commenced 26/02/99 for 999 years, with 974 years currently remaining.

(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/19052025

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.

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1346 ft²
125 m²

Reduced headroom

10 ft²
0.9 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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		
69-80	C		71 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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Burton upon Trent | Derby | East Leake | Lichfield
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