

Westmead Road

Barton Under Needwood, DE13 8JP

John German



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£330,000

Standing on a wonderful substantial garden plot offering fantastic potential, this superb semi-detached dormer bungalow is ready for somebody to modernise in their own style, with a flexible layout featuring one/two reception rooms or three/four bedrooms. Set in a delightful cul-de-sac position in a desirable village location with John Taylor catchment.

Set behind a generous front garden and a long driveway leading down to a detached garage, the side entrance door opens into a welcoming reception hallway with staircase off to first floor, useful fitted storage and doors leading off.

The bungalow features a fantastic flexible layout, ideal for a multitude of different buyers. The first of the reception rooms is a lovely light and spacious living/dining room with picture window framing views to front. Off the living room is a fitted kitchen equipped with a range of base and eye level units with worksurfaces over, space for appliances and French doors opening into a lean-to style conservatory, perfect for enjoying views across the gardens.

Off the entrance hallway are two ground floor bedrooms, both generously sized with the rear bedroom currently being used as a home office/study with window to rear. The property has a ground floor bathroom comprising panelled bath, pedestal wash hand basin and WC. Stairs rise from the hall to the first-floor landing where there are doors to both the master bedroom and bedroom four.

Without doubt, the highlight of this home is the substantial rear garden which really opens out, featuring a paved terrace ideal for outside dining and entertaining, two ornamental/wildlife ponds, well established borders and at the top of the garden there are greenhouses and a shed. There is side entrance via a gate. This offers fantastic outdoor space for both a family or for keen gardeners to enjoy. The property also has a n oversized single garage with an up and over front entrance door and useful side door opening to the garden.

The property is sold with the advantage of no upward chain, and we understand Probate has been applied for but not yet granted.

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/09052025

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.







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1177 ft²

109.4 m²

(1) Excluding balconies and terraces

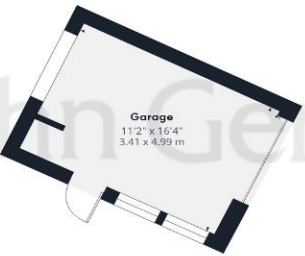
Reduced headroom

..... 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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Ground Floor Building 2



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		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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