

Ashtree Road

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



Set within the highly desirable and well-served village of Barton under Needwood, this charming three-bedroom semi-detached home combines generous living accommodation with a practical layout, a garage, driveway parking, and an attractive rear garden. The property enjoys a peaceful setting whilst remaining conveniently close to local shops, schools, and transport links, making it a superb option for a wide range of buyers.

£270,000

John German 

On entering the property, you are welcomed into a bright and airy living room, where a large front-aspect window allows natural light to flood the space. A feature fireplace forms a pleasant focal point, whilst the open staircase adds a sense of character and style to the room. This inviting reception room provides the perfect space for relaxing with family or entertaining guests.

From here, the accommodation flows seamlessly into the open-plan kitchen diner. The kitchen is designed in an L-shape and fitted with a range of matching wall and base units, providing ample storage and preparation space. There is room for essential appliances including a fridge freezer and washing machine, complemented by tiled flooring for both practicality and style. The dining area is generously sized and easily accommodates a family dining table and chairs, creating an ideal setting for everyday meals as well as more formal occasions. At the rear of the property, the conservatory further extends the ground floor living space, offering a delightful spot to enjoy views over the garden all year round.

The first floor continues to impress with two comfortable double bedrooms, each well-proportioned and versatile. The master bedroom is enhanced by fitted storage, making excellent use of the available space, whilst the second double bedroom provides plenty of room for furniture. A third bedroom completes the accommodation on this level, which is perfect as a single bedroom, nursery, home office, or hobby room. Serving all three bedrooms is a well-appointed family bathroom comprising a bath with shower over, hand wash basin, and WC.

Externally, the property benefits from a pleasant rear garden which is mainly laid to lawn, with raised sections and a paved patio area, providing a wonderful environment for outdoor dining, relaxation, or play. To the front, a driveway and garage offer valuable off-road parking and further storage.

This delightful property enjoys a prime position within Barton under Needwood, a popular village that offers a wide selection of everyday amenities including shops, cafés, pubs, and highly regarded schools. The area also benefits from excellent commuter links to nearby towns and cities, making it an attractive choice for families, professionals, and those seeking a well-connected yet welcoming community.

With its spacious and versatile accommodation, lovely garden, and sought-after location, this home is not only ready to move into but also holds great potential for future personalisation.

- 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:** Traditional
- 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:** 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 C
- Useful Websites:** www.gov.uk/government/organisations/environment-agency
- Our Ref:** JGA/10092025

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS.UK

John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johnngerman.co.uk

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent