Collinson Road

Barton Under Needwood, DE13 8JJ







This link detached home is perfectly placed for the village centre, offering a superb family home, with John Taylor catchment. The spacious ground floor layout includes a lounge, kitchen/diner and garden room. Upstairs are three bedrooms and a modern shower room. Driveway and garage.

No Chain.

£365,000



This is s superb home ideal for a family or a downsizer not wanting to compromise on living space. Set in a lovely village location just a short stroll from shops, schools, doctors, pharmacy, a choice of pubs, places to eat and countryside walks. This really is a ideal contender for any buyer.

Set behind a drive with a carport leading to the garage which has a side door opening into the hall. To the front is a full width lounge with fireplace and views of the close. Across the hall is a fantastic modern kitchen/diner with two doors opening into a lovely garden room, featuring a high ceiling with window and doors opening out to the garden.

To the first floor there are two double bedrooms and a single bedroom, plus a well-appointed modern shower room.

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 Ofcomlink for speed: https://checker.ofcom.org.uk/

Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/

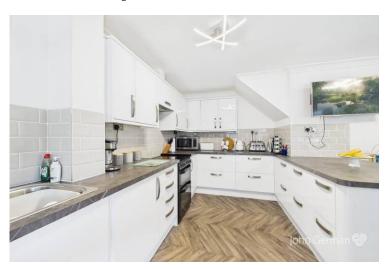
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

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

Our Ref: JGA/12092025

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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.

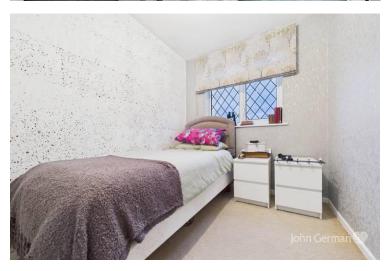














John German 🧐





Agents' Notes
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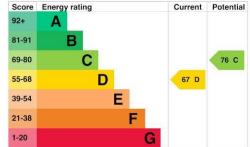
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that we receive on average £150 per referral.

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.



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