Willow Road

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

This lovely semi detached is set in the sought-after location of Barton under Needwood with John Taylor Catchment and a vibrant village centre. The house has a well designed layout with a breakfast kitchen, spacious lounge, three bedrooms, modern shower room, garden and drive.

£215,000

John German

This semi detached home is perfectly placed just a short walk away from the heart of Barton under Needwood and within walking distance from its wide range of amenities, including John Taylor Academy, shops, Post Office, pubs, doctors surgery, pharmacy and eateries. Just outside the village is popular Barton Marina with its bars, cinema, cafes and shops.

Owned since new from 1967 this fantastic home is comfortable enough to move into with plenty of potential to modernise in your own style.

Set behind an ample drive, a side door opens into the hall with doors leading off. There is a small but handy guest WC with wash basin.

The breakfast kitchen is fitted with units, an integrated hob, space for a breakfast table and window framing views to front.

To the rear is a light and spacious living room with a gas fire, stairs off to the first floor and a door to the conservatory with views over the garden.

The landing has doors to three good size bedrooms and a modern shower room, making this an ideal family home. There are two double bedrooms and a single, all with storage.

The current owner has divided the garage creating a cloaks/storage area and workshop with an up and over door. It could easily be returned to a garage should a buyer wish.

Agents note: The property is not registered with the Land registry and will require a first registration on sale, for which most solicitors will make an additional charge.
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
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/13032026
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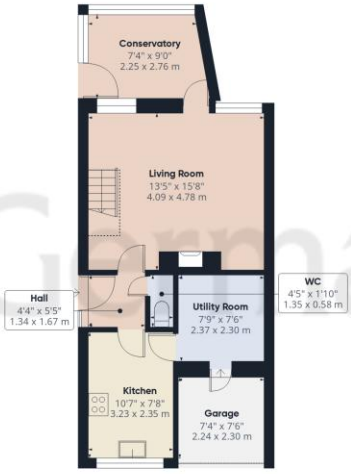
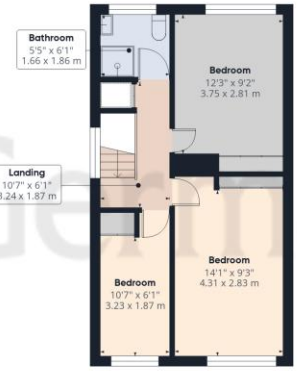
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.



Ground Floor



Floor 1

John German

Approximate total area(1)
928 ft²
86.2 m²

Reduced headroom
15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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AWAITING EPC MEDIA

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Agents' Notes

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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. 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.

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