

St. James Road

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

John German



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Guide Price £275,000

This well-presented and neutrally decorated three-bedroom semi-detached home is offered for sale with no upward chain and has been thoughtfully extended to the rear, creating a versatile and well-balanced living space ideal for modern family life.

Situated in the highly desirable village of Barton under Needwood, the property benefits from a range of local amenities including shops, cafés, pubs, well-regarded schools, and excellent transport links, making it a popular choice for families and commuters alike.

Positioned attractively on the road, the property enjoys a front lawn, a pathway leading to the entrance, and off-road parking to the side for two vehicles. Upon entering, you are welcomed by a hallway with a useful understairs storage cupboard.

To the right, the generously sized living room features a front aspect window and a charming feature fireplace. This flows seamlessly into the dining room, which enjoys a rear aspect outlook. The two rooms are currently open plan, offering a spacious feel, but can easily be separated if desired.

From the dining room, you enter the bright and airy sunroom-a versatile space perfect as a snug, reading area, or additional sitting room. The sunroom connects through to the kitchen and back into the hallway, creating a practical and free-flowing layout throughout the ground floor. The kitchen itself also provides direct access to the garden.

The kitchen is fitted in a cottage-style shaker design with solid wood worktops, offering a range of wall and base units, fitted larder cupboards, and generous worktop space on all sides. It features a Belfast sink with mixer tap, a range cooker (available by negotiation), extractor fan, and space for a fridge freezer (also available by negotiation).

Upstairs, the property offers three well-proportioned bedrooms. The third bedroom is ideal as a single room, study, or hobby space and benefits from a front aspect window and built-in storage. The second bedroom is a comfortable double with a rear aspect window, while the principal bedroom is the largest, providing ample space for a double bed and additional furnishings.

The family bathroom comprises a WC, hand wash basin, and a bath with shower over. Additional fitted storage cupboards are located on the landing, which also houses the boiler.

Externally, the property continues to impress with a generous side lawned garden, as well as a low-maintenance gravelled area with a raised tier and garden shed-offering a great balance of outdoor space for both relaxation and practicality.

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. The property was affected by flood in 2020 (the brook had a blockage) but this has now been resolved and there have been no issues since.

Property construction: Standard

Parking: Off road parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

Flood risk: Low

(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

Our Ref: JGA/18032026





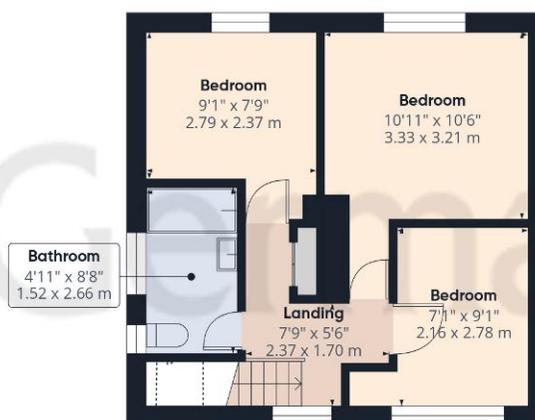


Ground Floor

Approximate total area⁽¹⁾

940 ft²

87.3 m²



Floor 1

(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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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.

Agents' Notes

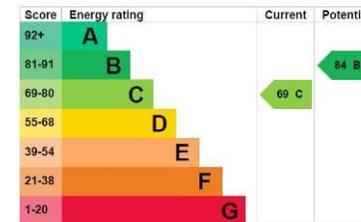
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Referral Fees

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.



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