

Efflinch Lane

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

John German





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£525,000

This lovely barn conversion is the perfect retreat on a beautiful west facing garden plot, offering a superb blend of character and modern living. Located in the heart of this ever popular village within walking distance of its wide range of amenities.

No upward chain.



This barn conversion offers a superb blend of character and modern living and is perfectly placed in a central location within the vibrant village. The wide range of amenities include shops, post office, public houses, doctors' surgery, pharmacy, eateries, sports clubs, Barton Marina and schooling at all levels including the highly regarded John Taylor High School. There are excellent transport links via the A38 to Burton, Derby, Lichfield, Birmingham and the A50 together with train services from the nearby Cathedral City of Lichfield to Birmingham and London.

From the drive a gate opens into the lovely well established west facing sunny garden with shaped lawns and paved terraces, ideal to dine outside and entertain. A gate from the garden opens out to Station Road with everything you could need just a stone throw away whether it's the café for a coffee, the pub for a drink or the Co-op for supplies.

The front door opens into an 'L' shaped hall with doors leading off. There is a farm house style kitchen diner which features a high vaulted ceiling, an Everhot Range providing a focal centre piece, plenty of storage units, worksurfaces, an inset sink and drainer and an integrated dishwasher. The room is ideal for entertaining with room for a large dining table and even an armchair in the corner.

The character living room again has a vaulted ceiling, brick fireplace with a gas stove and French doors opening out to the garden.

A separate hall leads to two generous double bedrooms including the master with an en suite shower room. Also off this hall is a separate shower room with contemporary fittings.

Bedroom three is another lovely double bedroom with fitted storage/wardrobes and a high vaulted ceiling, currently used as a large study perfect for those working from home.

This home would suit those looking to escape to a lovely village with plenty to offer and for family buyers it is within the good school catchment area.

Agents note: The property is situated in a conservation area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: EV charger. Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

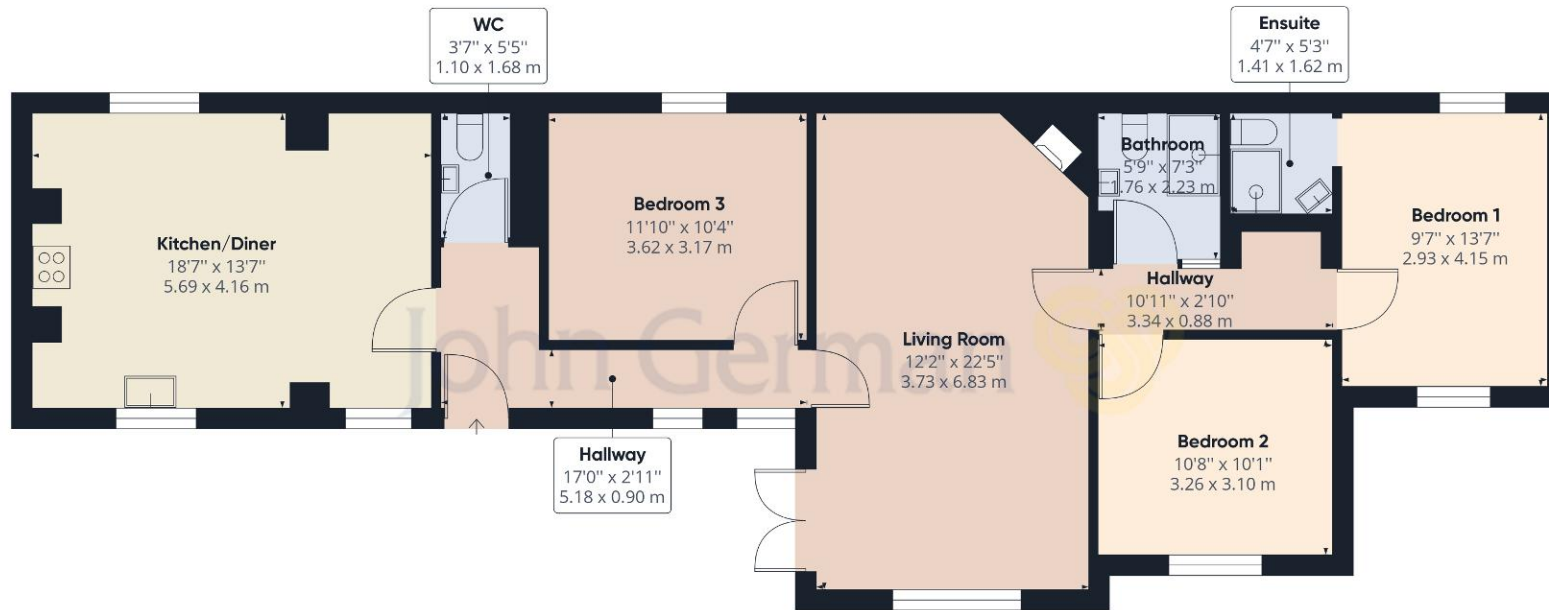
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/07092023

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







Approximate total area⁽¹⁾

1092.19 ft²

101.47 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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