

Main Street

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





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Offers over £550,000

A charming, detached Grade II listed timber framed cottage of IMMENSE CHARACTER enjoying a CONVENIENT POSITION at the heart of this highly sought after village location. The property benefits from off road gated parking for 3 cars.



Barton under Needwood is a sought after village location with quality schooling at all levels including John Taylor High School and array of shops, restaurants and public houses plus Barton Marina and links via the A38 to major Midland centres.

Accommodation:

A glazed entrance door opens into a light and airy hall with tiled floor, staircase off to the first floor, window to the front, a door to the ground floor WC with wash basin and tiled floor plus further doors leading off to the dining room, kitchen diner and laundry room.

The well-proportioned lounge has windows to the front and rear, oak flooring, exposed beams, and an open fireplace. The separate dining room has windows to the front and rear, revealed beams and oak flooring, chimney breast recess with inset log burning stove.

Across the hall is the kitchen diner fitted with a comprehensive range of base and wall cabinets, hob, oven and cooker hood, plumbing for a dishwasher, beamed ceiling with downlights, Belfast sink, window to the front and open plan access to the kitchen dining area with dual aspect windows and spotlights.

To the rear of the hall is the laundry room with an additional sink, tiled floor, plumbing for a washing machine and stable door opening onto the rear garden.

The first-floor landing area has exposed beams and roof timbers, window to the front and doors leading off to the four bedrooms and family bathroom. Bedroom one is the master bedroom, it has exposed beams, downlights, windows to the front and rear.

The second bedroom is also a double, it has a window to the rear, exposed timbers and part sloping ceiling. The third and fourth bedroom were originally one, but both are still good in size, they make perfect child bedrooms or spacious studies. The bathroom features a suite comprising panel bath, pedestal wash hand basin, WC, separate tiled shower enclosure, window to the rear.

Outside:

The property is set behind a walled frontage with lawned garden, pathway, a variety of shrubs and driveway leading to the rear where there is gated parking for three cars. The good-sized rear garden has lawned area, patio garden with established shrubs, fruit trees and bushes, garden shed and brick wall to the rear.

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

Services: 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.

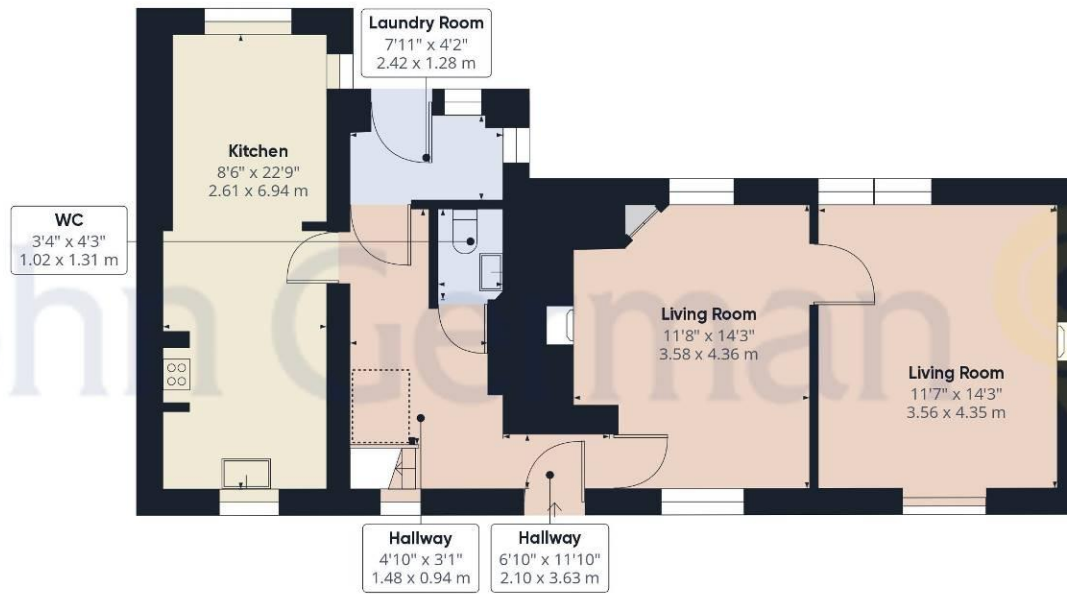
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA22122023

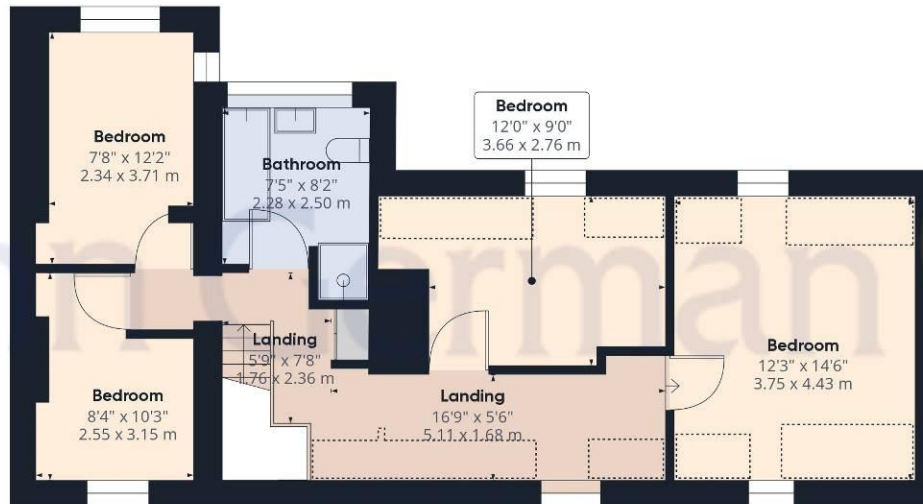
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F







Ground Floor



Floor 1

Approximate total area⁰¹

1343.88 ft²
124.85 m²

Reduced headroom

114.22 ft²
10.61 m²

Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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 | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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