

# Main Street

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

John  
German






# Main Street

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

£650,000



**A pretty cottage perfectly placed in the heart of the village, convenient for its wide range of amenities standing in lovely gardens with a long gravelled driveway and detached garage. The charming interior includes 3 reception rooms, kitchen, conservatory, three good sized bedrooms, bathroom and shower room. No upward chain.**

This pretty detached cottage is set in the heart of this ever popular village, ideally placed for its wide range of amenities including 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.

Set well back behind the Main Street behind an expansive gravelled driveway leading to a good sized detached garage with electric up and over door.

Double front entrance doors opens into a porch that in turn leads to a generous reception hall with stairs to the first floor. The ground floor has three reception rooms including a home office/study, separate dining room and rear facing lounge with a focal point fire surround. This opens to a double glazed conservatory, perfect to sit and enjoy the rear garden view.

The kitchen is fitted with a range of units, work surfaces and integrated oven and hob. A window overlooks the rear and a stable door opens to the side.

Off the hall is a shower room fitted with a three piece suite and fully tiled walls.

On the first floor a good sized landing has doors to three generously proportioned bedrooms, we understand the freestanding wardrobes in the bedrooms will be included in the sale. Completing the first floor is a well appointed bathroom having a suite comprising fitted vanity unit with concealed cistern WC, wash hand basin, lighting and mirror, bath, part tiled walls and window to rear.

Outside - There are pretty rear gardens having a paved terrace ideal for outdoor dining, gravelled beds and shaped lawns with well stocked borders.

**Note:** The property is accessed over a neighbouring cottages driveway.

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

**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:** FTTC

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 F

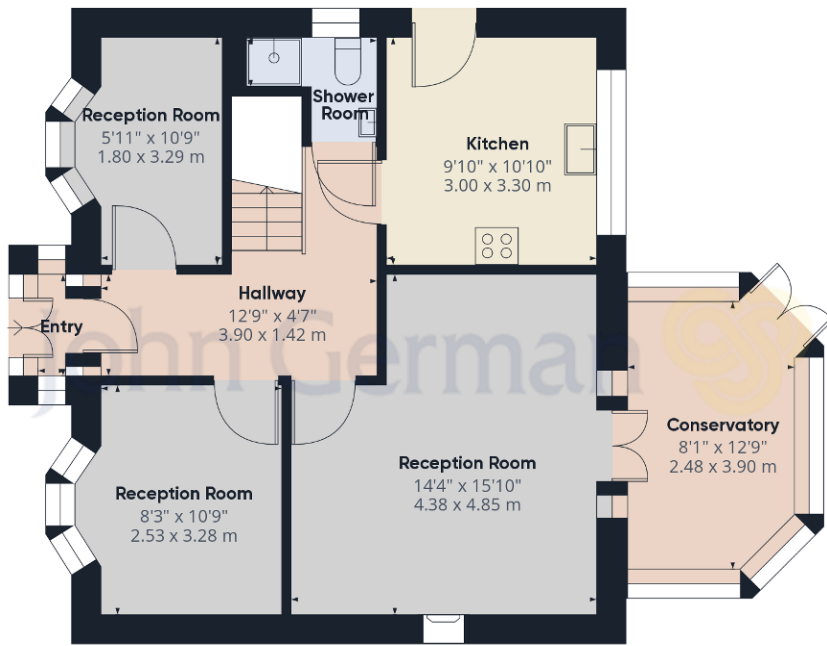
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/08042024

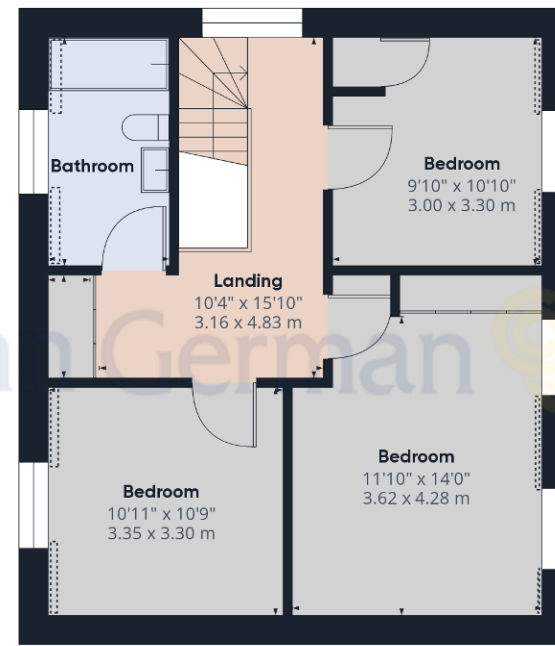
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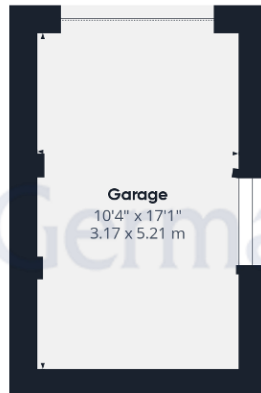




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2


**Approximate total area<sup>(1)</sup>**

1501.59 ft<sup>2</sup>  
139.5 m<sup>2</sup>

**Reduced headroom**

8.02 ft<sup>2</sup>  
0.74 m<sup>2</sup>

(1) 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.



### 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		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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