

Causer Road

Barton-under-Needwood, DE13 8FB

John 
German







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£870,000

This outstanding home features a stunning interior with an abundance of space, perfect for a large family or multi generational living. Set in a highly regarded village location with open views to front, John Taylor catchment and an exceptional open plan living/kitchen/dining room.

This exceptional family home features a show stopping interior ready to move into, offering plenty of space and storage, perfect for a large family or multi generational living in the highly regarded village with the benefit of John Taylor catchment. Barton under Needwood is a vibrant village, well served with a range of pubs, places to eat, Co-op convenience store, doctors, pharmacy and further boutique stores, together with excellent access to surrounding countryside. There are excellent transport links provided by the A38, putting the nearby centres of the cathedral city of Lichfield with its train services, Birmingham, Derby, Nottingham and beyond in easy reach.

The house stands on a choice plot with a lovely aspect to front, a large expanse of block paved driveway providing plenty of off road parking and access to the garage, and a landscaped front garden with paved path leading up to the front entrance door which opens into a grand reception hallway with staircase off to first floor and doors leading off.

There are two reception rooms on the ground floor, the first of which is a beautifully presented and cosy lounge with deep bay window framing views to front and a contemporary fire surround. Across the hallway, there is a good sized home office/study which could also make an ideal separate family room/TV room, again with bay window framing views to front.

The highlight of the ground floor is the stunning open plan kitchen/dining/living space with high ceilings throughout and a beautifully appointed kitchen area equipped with a range of base and eye level units, matching centre island, integrated appliances including gas hob, extractor hood, twin ovens, fridge, freezer, dishwasher and sink and drainer unit by the window with views across the rear garden. In the centre of the room there is plenty of space for a large dining table, perfect for the family to get together or for entertaining and also a generous living space area perfect for sofas by a wide set of bifold doors opening out to the rear garden.

Off the kitchen is a useful separate utility room with additional appliance space and wall units providing extra storage, and a door into a guest WC with close coupled WC and wash hand basin. From the utility there is also an internal door opening into the integral garage where there are twin roller front entrance doors.

To the first floor, the galleried landing has window framing views to front and doors off to five generously proportioned bedrooms. The master offers a lovely bedroom with two sets of fitted wardrobes providing plenty of storage with mirrored doors, window framing views of the open aspect to front and a luxurious en suite shower room with twin wash hand basins, bath and shower cubicle.

Across the landing is a highly impressive second bedroom, equal to any master suite, generous in its proportions with a range of fitted bedroom furniture and wardrobes providing plenty of storage, together with a dressing room area and well appointed en suite shower room with shower cubicle, WC and circular wash basin set on vanity unit.

Bedroom three also features a generous double with window framing views to front and a well appointed en suite shower room with shower cubicle, pedestal wash hand basin and WC.

Bedrooms four and five are both generous doubles sharing a well appointed family bathroom with shower cubicle, bath, pedestal wash hand basin and WC.

The house stands on a lovely garden plot with plenty of space to rear having shaped lawns, well established borders, a paved terrace ideal for outside dining and a superb wooden cabin offering an ideal games/hobby room with plenty of space to side for additional shed or storage and side entrance via gate.

Agents note: There is an estate management fee which is currently £288 per annum.

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

Property construction: Brick

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

(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 G

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

Our Ref: JGA/16022024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





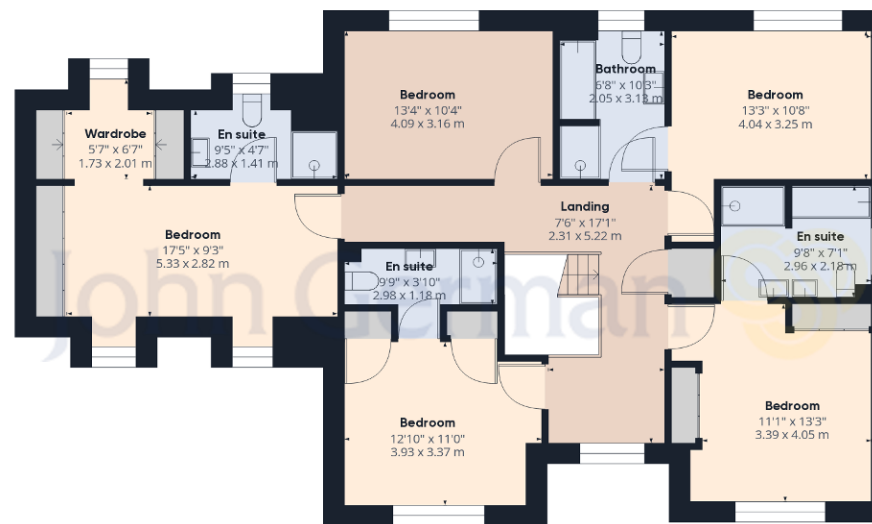




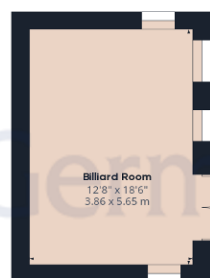




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2887.52 ft²

268.26 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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