

# Linden Road

Burton-on-Trent, Staffordshire, DE13 8LN



A great opportunity to first time buyers and small families to purchase this family home situated on a corner plot within the desirable village of Barton under Needwood.

£220,000



John German 



Offering ideal accommodation for both first time buyers or young families, this three bedroom semi-detached family home is located in the heart of Barton-under-Needwood, offering a wide range of amenities including shops, post office, public houses, doctors', pharmacy, eateries, sports clubs and the Barton Marina. For local schooling, this property falls into the catchment area for Thomas Russell Infant School, as well as the highly-regarded John Taylor High School - a Science and Leadership Academy, which was awarded 'Outstanding' in its latest Ofsted report. There are excellent transport links via the A38 to Burton, Derby, Lichfield, Birmingham and the A50.

A uPVC entrance door opens into the hallway with storage cupboard and carpeted stairs rising to the first floor. A door leads into the living room and an arch opens into the kitchen with a range of matching wall and base units, space for a dining table and chairs along with space for various free standing appliances.

The welcoming living room has wall light points, spotlights to the ceiling, carpeted flooring, electric fire, large uPVC double glazed windows and a door leading out to the rear garden.

Upstairs there are three bedrooms, two fairly sized doubles and one smaller single room ideal as a study or home office, all of which are serviced by the family bathroom.

Outside to the front of the property is a block paved driveway providing off road parking. To the side of the property is a generously sized garden offering the potential for extension works and improvements, subject to obtaining the relevant planning permissions. To the rear of the property is an enclosed garden that is laid mainly to lawn.

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

**Property construction:**

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:**

(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 C

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

**Our Ref:** JGA/17042024

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.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



John German  
21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

barton@johngerman.co.uk

#### 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.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent