

# Efflinch Lane

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

John   
German







## Efflinch Lane

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£295,000

**Featuring a wealth of charm and character, this mid-terraced cottage is situated in a pretty village location with highlights including a beamed lounge with an open fire, refitted kitchen/diner, guest WC, two bedrooms with built-in wardrobes, upgraded bathroom, loft third bedroom and superb gardens.**

Introducing for sale this charming mid-terraced cottage set in the desirable village of Barton Under Needwood. The village has an excellent range of amenities including shops, public houses, Barton Marina, doctors, dentist and schooling for all ages including John Taylor Academy. There is excellent access to the A38 and A50 beyond providing links with the nearby centres of Lichfield, Burton on Trent, Birmingham and Derby.

This village home impresses throughout with a front entrance door opening into a character beamed lounge with a window framing views to the front, a door to the staircase and the focal point is provided by a range with open fire.

To the rear is a lovely fitted kitchen equipped with a range of base and eye level units with wooden block work surfaces, sink and drainer unit, tiled flooring and a door to the garden plus space for a breakfast/dining table.

Completing the ground floor accommodation is a useful guest cloakroom/WC, fitted with a two-piece suite.

To the first-floor, the landing has doors leading off to two bedrooms and a family bathroom. The master bedroom is a generous double having built-in wardrobes with cupboards over. Bedroom two is a single room and also has the advantage of built-in wardrobes/storage.

The family bathroom is fitted with a modern white suite comprising; panelled bath, WC, corner shower cubicle, pedestal wash hand basin and a heated towel rail/radiator.

Off the landing is a staircase which rises to the loft conversion creating a third bedroom with useful eaves storage and skylights to the rear.

Outside to the rear, the property has a superb garden which features a paved terrace, timber shed, generously sized lawn with well established borders, decking and an oversized summer house/shed which is insulated and has mains power and is currently used a bar/entertaining space.

**Buyer note:** There is a pedestrian access across the rear for neighbouring properties.

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

**Property construction:** Standard

**Parking:** On road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

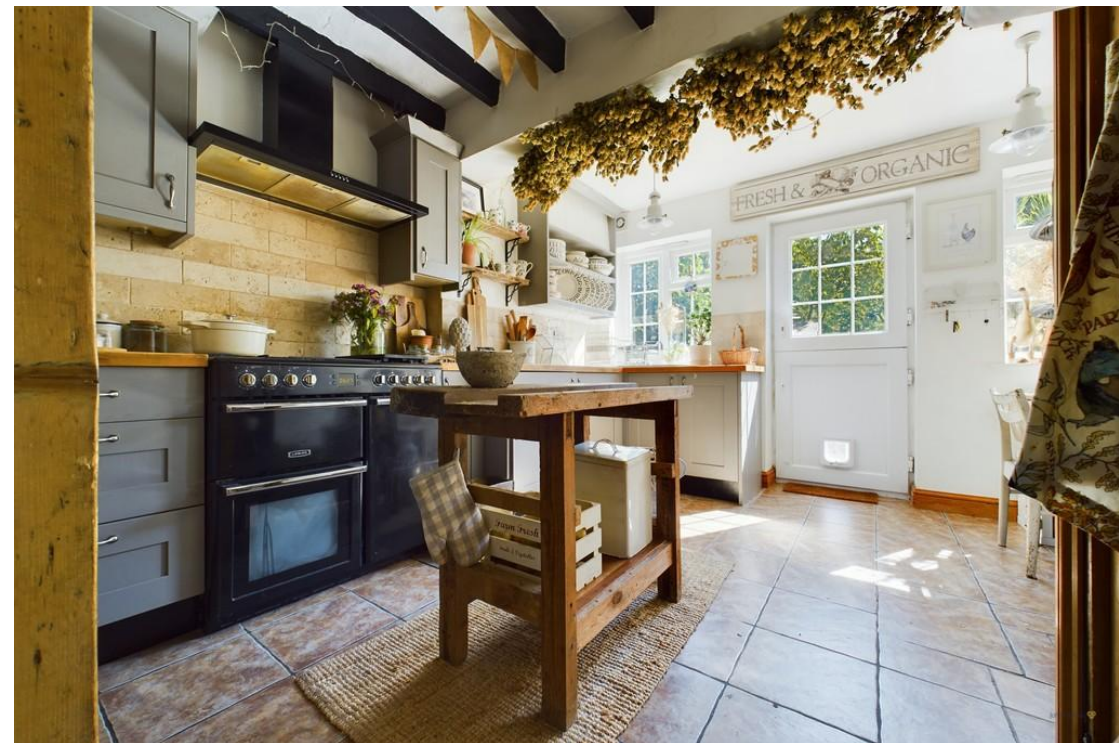
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B

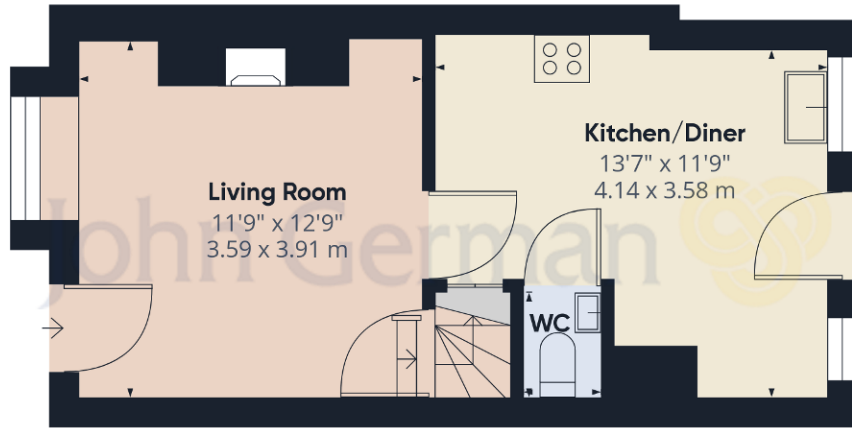
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/24062024

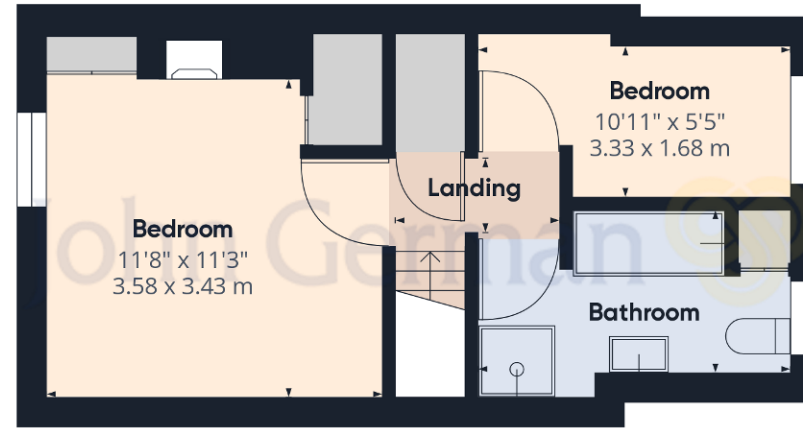
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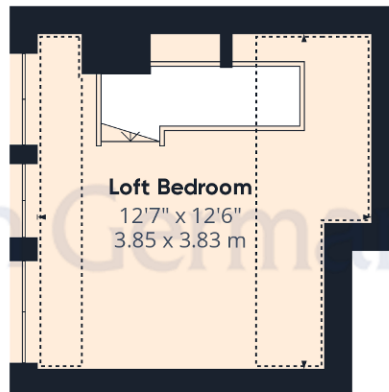




Ground Floor



Floor 1



Floor 2

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

724.05 ft<sup>2</sup>


67.27 m<sup>2</sup>

**Reduced headroom**

170.05 ft<sup>2</sup>

15.8 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.

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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		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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