

Station Road

Barton under Needwood, DE13 8DS

John 
German






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£495,000



Brimming with charm and character is this lovely village home with John Taylor catchment standing on an amazing garden plot close to the village centre. Featuring two reception rooms, dining kitchen, three bedrooms, bathroom, additional shower room and off road parking.

Situated in the sought after village of Barton under Needwood with John Taylor catchment is this impressive characterful semi detached home. Within easy reach of the village centre having a choice for pubs, places to eat, shops, doctors, pharmacy and countryside walks all close by, this property really does offer a superb combination. The location also has excellent transport links provided by the A38 putting the nearby centres of the cathedral city of Lichfield with excellent train services, Sutton Coldfield, Birmingham, Burton-on-Trent, Derby and beyond all within easy reach.

The front entrance door opens into a lovely spacious character lounge with a fireplace providing the focal point, window framing views to front and French doors opening out to the rear garden. Across from the lounge is a sitting room/dining room with fireplace providing the focal point, window framing views to front and door leading through to an open plan L shape kitchen/diner. The dining area features a tiled floor with staircase rising off to the first floor and a fitted storage cupboard. The kitchen is well appointed with a range of base and eye level units with worksurfaces over, integrated oven, hob and extractor, space for further appliances, two windows and door out to the rear garden. The property also has the benefit of a ground floor shower room with a suite comprising shower cubicle, pedestal wash hand basin and towel rail/radiator.

To the first floor, the landing is spacious featuring a fitted storage cupboard and has doors off to three bedrooms. The master bedroom is a highlight of this floor, a room with generous proportions enjoying a dual aspect with views front and rear, together with fitted wardrobes providing excellent storage. Bedroom two is a character room with a fire surround providing the focal point, alcove with fitted double wardrobe and window framing views to front. Bedroom three is an L shaped, good size single bedroom, again with built in storage and window framing views to rear. The bathroom features a suite comprising bath, pedestal wash hand basin, WC and towel rail/radiator.

This property is set in substantial gardens with four bar side gate giving side access for vehicles through to the driveway and parking at the rear. The property also has the benefit of a charming brick outbuilding comprising storage area, outside WC and former coal shed. This offers potential for a variety of uses and subject to planning and building regulations could make an ideal home office away from the house. The garden offers fabulous outdoor space, substantial in proportions featuring extensive lawns, mature borders, established trees together with an ornamental pond and an open aspect to rear.

Agents note: The property is situated within a conservation area.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

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

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

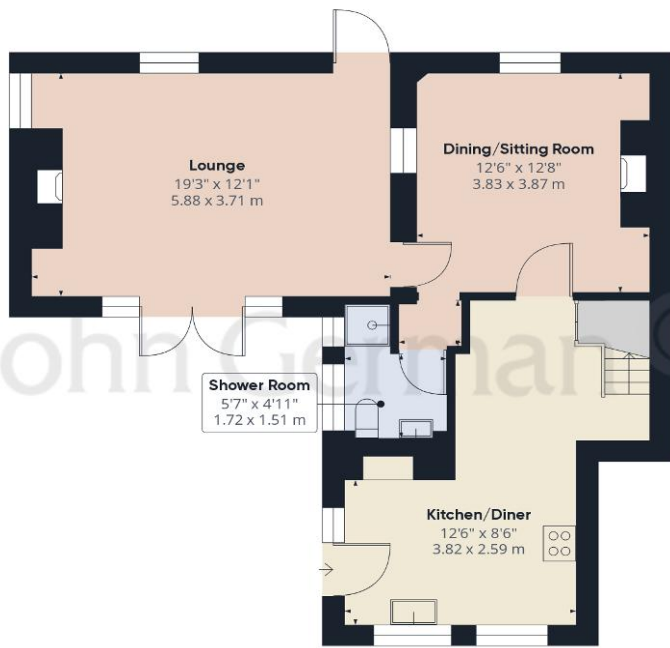
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

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

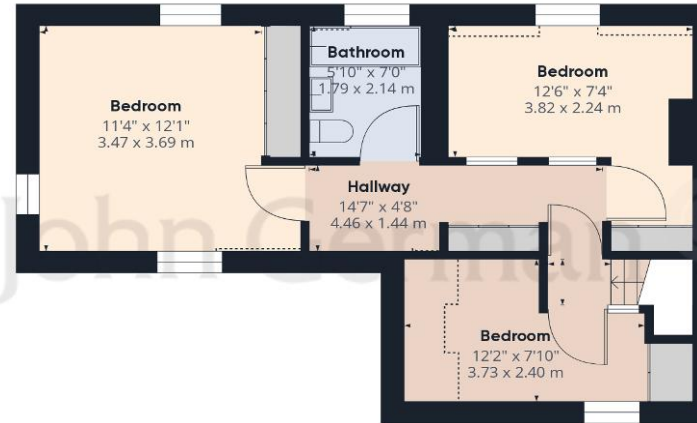
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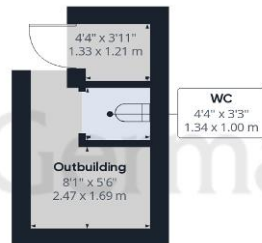




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1205.45 ft²

111.99 m²

Reduced headroom

30.35 ft²

2.82 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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

Ashbourne | Ashby de la Zouch | Barton under Needwood
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JohnGerman.co.uk Sales and Lettings Agent



