

Bell Mews

Bell Lane, Barton-under-Needwood, DE13 8GB



A superb low maintenance home in a central village position in walking distance of the wide range of amenities within the village. Perfect for a first home or to downsize having an open plan living/dining/kitchen, 2 double bedrooms, en suite and bathroom plus allocated parking.

NO UPWARD CHAIN

£210,000

John German

Situated in a fantastic secluded village position is this superb two double bedroom home conveniently placed for the 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.

Offered to the market with no upward chain and with the benefit of an allocated parking space.

The front entrance door opens into a communal hall giving access to two apartments. A door then opens into an entrance hall having stairs off and a door into a spacious open plan living, dining and kitchen having three front facing windows and an alcove currently used as a study area. The kitchen is equipped with a range of attractive modern units complemented by contrasting worktops incorporating a breakfast bar. There is an integrated oven, hob, extractor fan, fridge, freezer and dishwasher alongside a sink and drainer unit.

Across the hall is a good sized double bedroom with window to the rear. There is also access to useful loft storage space, a unique benefit of this particular property.

Also on the ground floor is a spacious bathroom having a modern white suite comprising panel bath with shower and screen over, pedestal wash hand basin and WC.

Stairs from the hall rise to a spacious master bedroom having a vaulted ceiling with skylights plus its own en suite having a shower cubicle, pedestal wash hand basin and WC.

Notes: Access to the allocated parking space is across a shared residents car park.
The property is located in Barton under Needwood's conservation area.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative)
Lease commenced in January 2010 for a term of 999 years
Service/maintenance charge is currently £360 per annum (£30 per month) payable to Bell Lane Mews Management Ltd
No ground rent payable
No pets allowed
Freeholders are Sherlock Homes (BG) Limited

Property construction: Standard
Parking: Allocated space
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre
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
Our Ref: JGA/19092024

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

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Agents' Notes

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