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



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 suita bility).

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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John German 🧐





Agents' Notes
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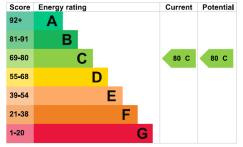
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