

Main Street

Barton Under Needwood, Staffordshire, DE13 8AB

John
German





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£325,000

This charming cottage is brimming with character and in easy walking distance of the vibrant village centre. Extended with two reception rooms plus study, fitted kitchen, two bedrooms, bathroom, detached workshop, beautiful long established garden with views over paddocks. No upward chain.

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For those seeking a character home, this lovely extended cottage offers a superb house close to the village centre with a flexible ground floor layout having two reception rooms plus an ideal home office/study, together with a well established long garden with views over paddocks to rear. Within the back garden is a brick built detached workshop which makes a perfect space for hobbies or additional storage.

Situated in the sought after village of Barton under Needwood, popular for its John Taylor catchment together with an excellent range of amenities including a choice of pubs to drink in, places to eat, Co-op store, doctors, schools for all ages plus excellent access to countryside walks. The village is also well placed for the A38, providing links to the nearby centres of Burton-on-Trent, the cathedral city of Lichfield with train services to London, Derby, Birmingham, Nottingham and beyond.

The front door opens into a lovely character sitting room with an open fire and beamed ceiling adding to the character feel. The second reception room offers an ideal sitting room with living flame gas fire, window framing views to front and door through to the home office/study which has views to rear. From the sitting room, a latch door opens through into the kitchen which is equipped with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor, space for further appliances and a window and door opening out to the rear garden.

To the first floor, the landing has doors leading off to two good size bedrooms with bedroom one benefiting from a useful good size built in storage cupboard and window framing views to front, while bedroom two is also a double with window framing views to front. Both bedrooms share a spacious bathroom comprising panelled bath, pedestal wash hand basin, WC, window framing views to rear and built in storage cupboard with a recently upgraded gas central heating combi boiler, enhancing energy efficiency.

The rear garden is a particular highlight of this home, stretching a good length from the back door to a lovely aspect over paddocks to rear from the wall at the top of the garden. Well established all the way through with the benefit of that purpose brick built workshop, and a winding path through established borders. Side access to the rear garden is shared with a neighbouring property from Main Street.

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:** 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

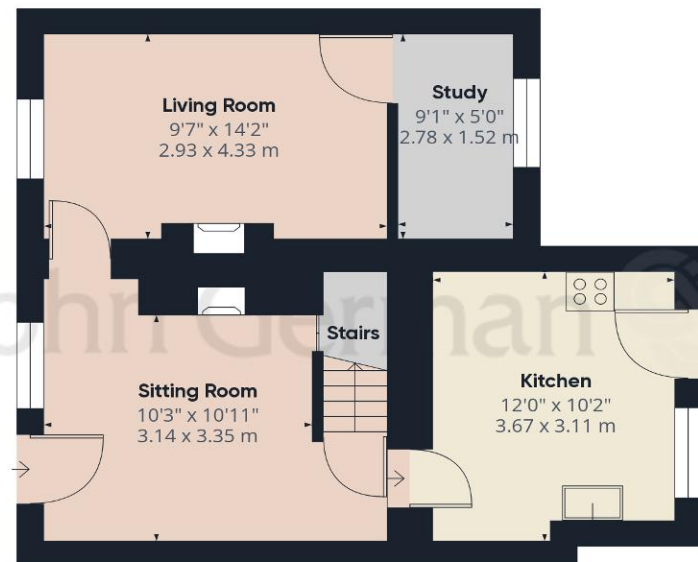
www.eaststaffsbc.gov.uk

Our Ref: JGA/21102024

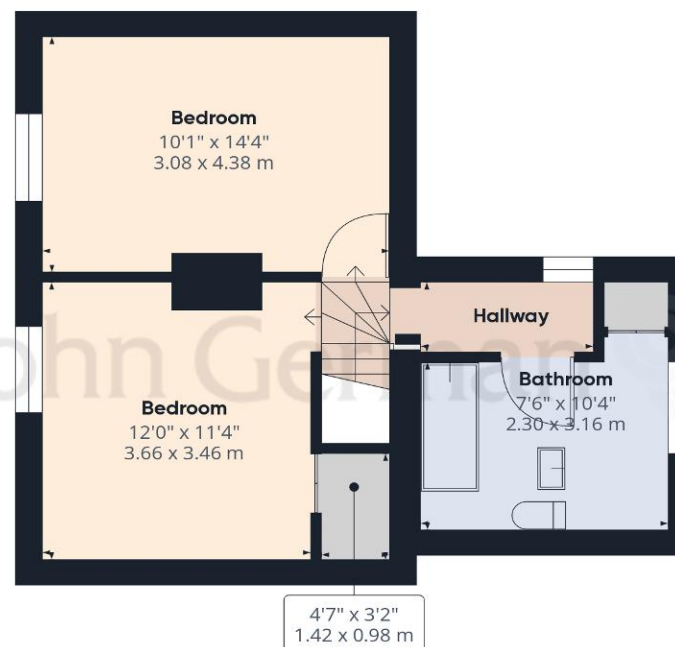
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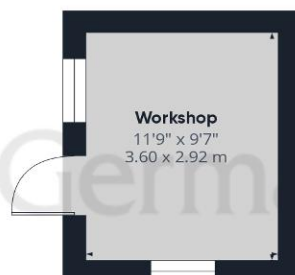




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

963.15 ft²

89.48 m²

(1) Excluding balconies and terraces

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

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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