


Lichfield Road

Barton Under Needwood, Burton-on-Trent, DE13 8ED



John German 

Set well back behind a service road off the northbound A38 is this very impressive, traditional semi-detached family home which has been finished to a modern standard throughout by the current sellers. Boasting a great sized garden plot to the rear, two double bedrooms and many more lovely features.

£260,000



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Located in the area of Barton Under Needwood, is the traditional double fronted family home. Finished to a very high standard throughout, the seller has done a fantastic job in modernising the home whilst managing to keep some of the beautiful character features.

Barton-under-Needwood is a highly desirable village, offering a quintessential countryside lifestyle with excellent amenities, charming local shops, popular pubs and well-regarded schools. Conveniently located, it also benefits from easy access to major road networks, ensuring seamless connections to nearby towns and cities.

Set well back from the slip road, enjoying a great sized driveway to front for plenty of off-road parking. The home opens into the entrance hallway, which gives access to the main living areas of the home. To the left, is the sizeable, yet cosy living room. With a bay window to front and a featured fireplace. To the right of the hallway, the home enjoys a dining room. The room is ideal for a dining room, being connected to the kitchen. However, this room is very versatile and could alternatively be used as a playroom, separate living room, study etc. This room flows through to the modern fitted kitchen, which features fitted units, base level oven, induction hob and cooker hood above, ceramic inset sink and drainer, integrated fridge freezer, integrated dishwasher and access to the utility room. The utility room is a great space for extra storage and houses the combination boiler. To finish the ground floor, off the kitchen is a conservatory which is also very versatile in its use and gives access to the rear garden.

To the first floor, the home offers two sizeable double bedrooms, both of which can comfortably fit a double bed, alongside bedroom furniture. Both bedrooms share a modern fitted bathroom, which features a walk-in shower, wash hand basin, w/c and heated towel rail.

To finish, the rear garden is one of the standout features of Lichfield Road. The garden is a generous sized plot which is mainly laid to lawn. Enclosed by wooden fencing to the perimeter and having a patio space for ample outdoor furniture.

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/>

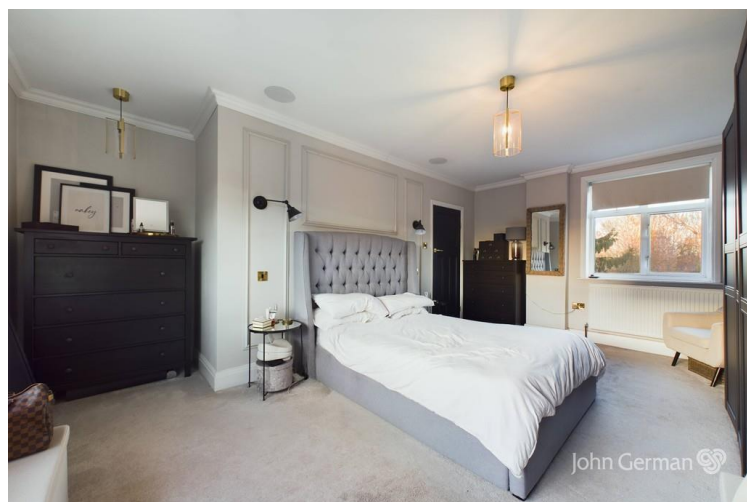
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

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

Our Ref: JGA/06022025

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<p>Ground Floor</p>		
		<p>Approximate total area[®]</p> <p>957.22 ft²</p> <p>88.93 m²</p>
<p>Floor 1</p>		
<p>(1) Excluding balconies and terraces</p>		<p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</p> <p>GIRAFFE360</p>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS.UK

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Agents' Notes

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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.

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