

Park Road

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

John German



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Offers Over £500,000

A beautifully positioned detached family home on a sought-after road in Barton-under-Needwood, within the John Taylor catchment. Offering an array of fantastic features throughout, this stunning property is ideal for family living in a desirable village location.

Barton-under-Needwood is a charming village north of Lichfield, just off the A38, offering a wealth of local amenities, including shops, a Post Office, a bank, and several pubs. The area is renowned for its sought-after schools, including Thomas Russell Infant and Junior Schools and John Taylor High School. Situated in an enviable position on Park Road, approached by a block paved driveway to the front providing ample space for off road parking and access to the single garage. The garage is equipped with power and lighting and can be accessed either by double doors to the front or an external door to the rear. The front garden also has a large lawned area to side with mature trees and shrubs.

As you enter the home, you are greeted by an inviting hallway which provides access to the spacious living room to the right. The dual aspect lounge is a light and airy room which is a generous size and follows onto a recently fitted conservatory, providing access to the rear garden. The conservatory is a thoughtful addition by the current owners, creating a separate reception room to entertain. Off the left of the hallway, you will find the open plan kitchen/diner. The modern kitchen is fitted with matching wall and base units with worktops above, induction hob with cooker hood above, eye level Neff oven, integrated microwave, integrated dishwasher, inset sink and drainer, integrated fridge freezer and external door leading to the rear garden. To finish the ground floor accommodation, this home enjoys a shower room to the ground floor which includes a shower enclosure, w/c and wash hand basin.

The first floor benefits from four generous sized bedrooms, three of which can comfortably fit a double bed and have built in furniture. All of the bedrooms share a family bathroom to the first floor, the bathroom features a bath with mixer taps, w/c and wash hand basin.

To the rear, the property boasts a beautifully landscaped garden with shaped lawns, a paved patio and enclosed to the perimeter to wooden fencing. All complemented by a variety of shrubs and border plants. The workshop can be accessed by the rear garden and is fitted with power and lighting, an ideal space for outdoor furniture or to convert into a home office.

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/>

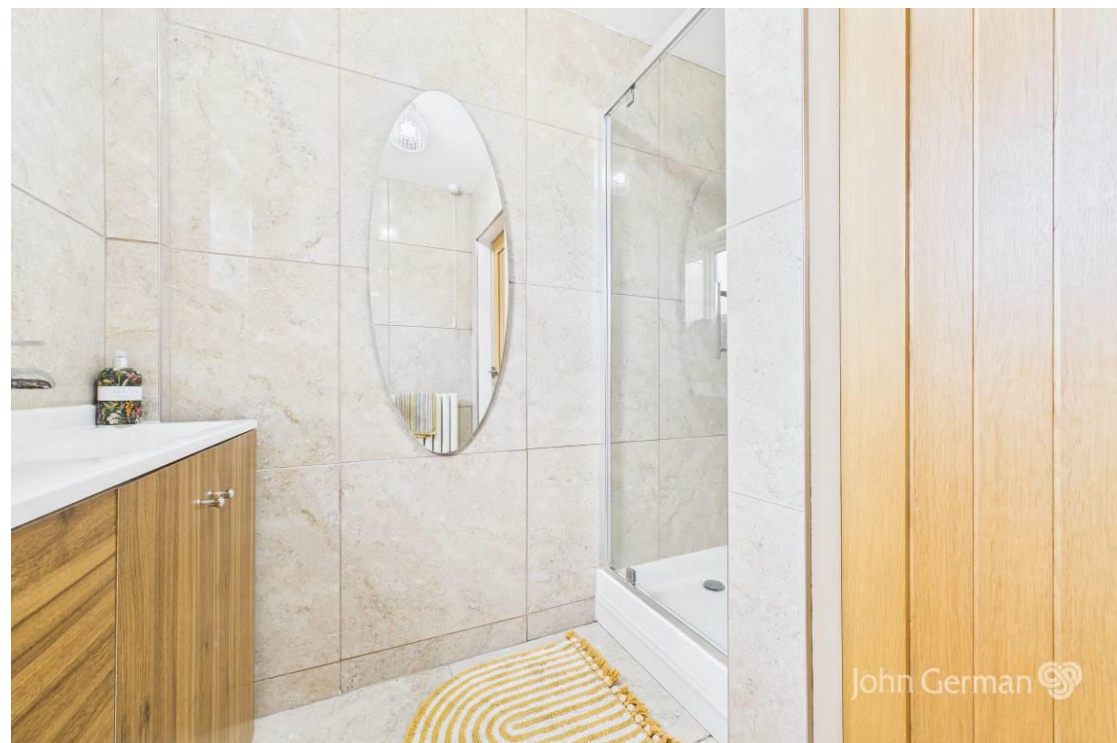
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

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

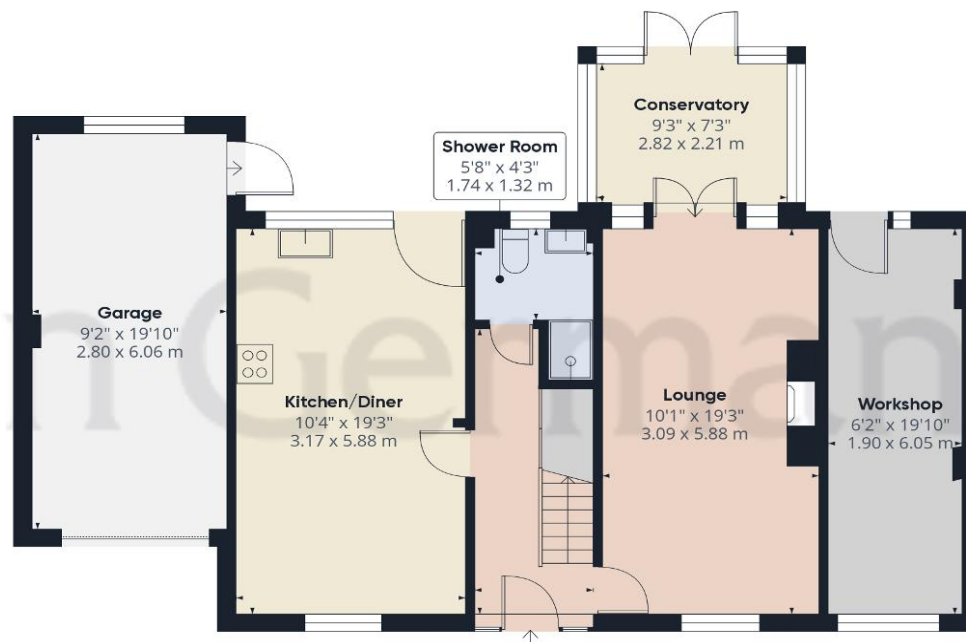
Our Ref: JGA/14032025

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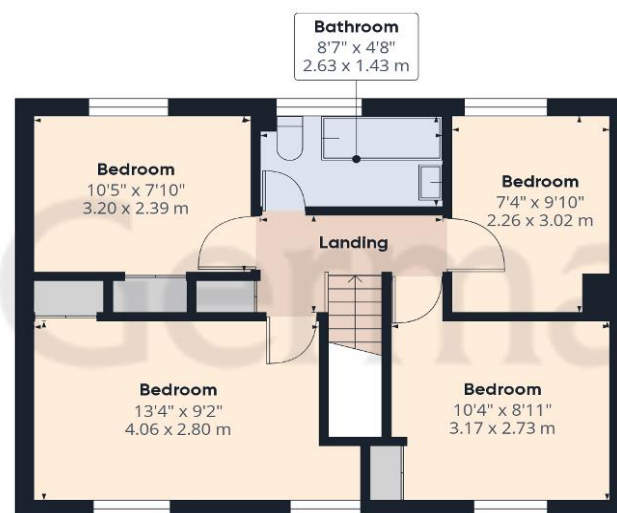
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1354.97 ft²

125.88 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 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.

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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