

Lichfield Road

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

John
German





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£299,950

Finished to a fantastic standard throughout is this beautiful, extended, semi detached family home on Lichfield Road. Set well back behind a service road off the northbound A38, benefitting from a spacious driveway, en suite to master bedroom and great sized garden.



Located in the sought-after village of Barton-under-Needwood, this traditional extended family home has been beautifully modernised to a high standard, while thoughtfully retaining its original character features. Barton-under-Needwood offers a quintessential village lifestyle with a range of amenities, local shops, popular pubs, and highly regarded schools. Its excellent transport links provide easy access to nearby towns and cities, making it ideal for both families and commuters.

The current owners have done a fantastic job enhancing this property, both inside and out, creating a stylish and well-maintained home ready to move into. The home is set back behind a service road off the northbound A38. The property enjoys a large driveway to front for off road parking, a pathway leads to the front door. The garage can be accessed to the front by up and over doors. The garage is also equipped with power and lighting throughout and gives access to the rear garden.

The home opens into the entrance porch, which in turn leads to the hallway with stairs leading to the first floor and access to the living room. The living room is a generous size and features a log burner and a bay window to front, plus air conditioning. From here, double doors lead to the beautiful modern fitted kitchen. The kitchen features matching wall and base units with worktops above, space for cooker with cooker hood above, ceramic sink and drainer with stainless steel tap, integrated microwave, space for American style fridge freezer and patio doors leading to the garden room. The sellers have extended and created a brilliant reception room, which overlooks the expansive garden.

To the first floor, the property offers three generous sized bedrooms. The pick of the three bedrooms has to be the master bedroom, fitted with built in wardrobes, air conditioning and access to the en suite. The en suite consists of a walk in shower cubicle, w/c and wash hand basin. The other three bedrooms share a family bathroom. The bathroom features a bath with mixer taps and shower above, w/c and wash hand basin.

To finish, the rear garden is one of the standout features of this home on Lichfield Road. Thoughtfully landscaped by the current owners, it offers distinct areas that can be enjoyed in a variety of ways, perfect for relaxing and entertaining. From a pond that serves several koi carp to brick built seating areas. The garden is privately enclosed to the perimeter by wooden fencing and isn't overlooked to the rear. The property also has the benefit of solar panels.

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

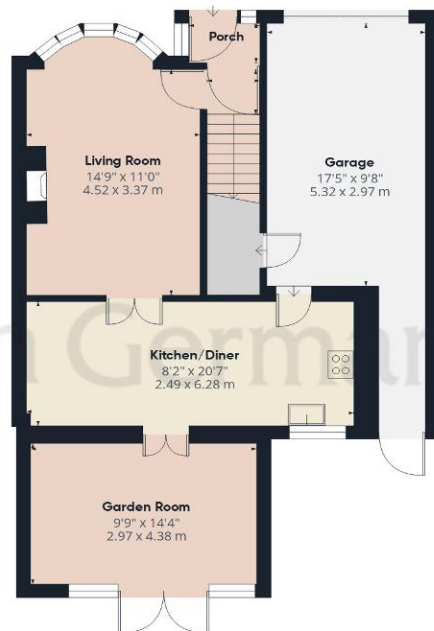
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/15052025

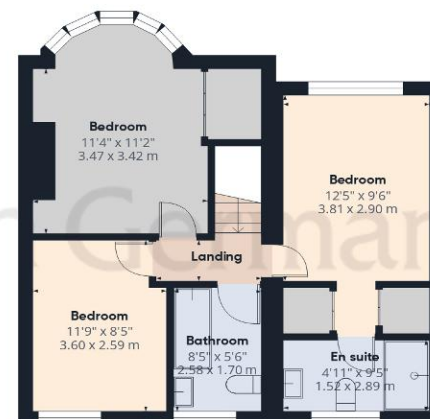
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1443 ft²

134.1 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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Referral Fees

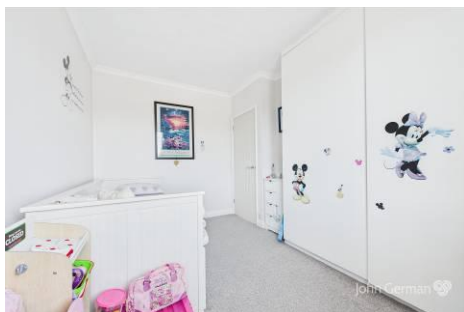
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

barton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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