

Efflinch Lane

Barton-under-Needwood, Burton-on-Trent, DE13 8EU



Offered for sale with no onward chain, this fantastic property on Efflinch Lane offers a rare chance to extend and renovate a family home on one of Barton Under Needwood's most prestigious roads. A superb opportunity to create your dream home.

£550,000



John German

The village offers an excellent range of amenities, including shops, pubs, Barton Marina, a doctors' surgery, dentist, and schools for all ages-most notably the highly regarded John Taylor Academy. It also benefits from superb access to the A38 and A50, providing convenient links to Lichfield, Burton upon Trent, Birmingham, and Derby.

Set on a generous 0.25-acre plot, this home offers an excellent opportunity to create a spacious family home, following the example of many impressive homes already developed along Efflinch Lane. The home is approached by an expansive block paved driveway to the front with a lawned area, which could be altered to allow for even more off road parking. The driveway runs down the side of the property and follows onto the detached garage. The garage is equipped with power and lighting throughout and is accessed via up and over doors to the front or an external side door. To the back of the garage, there is a w/c.

The home opens up into the entrance porchway and leads straight into the hallway. The hallway gives access to all of the main living areas of the home and the downstairs bedroom. To the rear of the property, you will find the spacious living room with large sliding doors that lead to the rear garden. The kitchen is fitted with matching wall and base units, eye level oven, electric hob with cooker hood above, stainless steel sink and drainer, plumbing for washing machine, space for under countertop fridge and door leading to the rear garden.

The home enjoys a separate dining room, which is versatile in its use and could be used as a playroom, home office etc. The dining room has stairs leading to the first floor dormer bedroom which overlooks the long rear garden.

The other bedroom of the home is to the ground floor and also enjoys built in bedroom furniture and enjoys a bay window to the front with seating. To finish the ground floor, the property has a downstairs bathroom. The bathroom features a bath with mixer taps, shower enclosure, wash hand basin and w/c.

The rear gardens are a standout feature of this home, generous in size with a long stretch of lawn and well-established borders, offering both privacy and plenty of space for outdoor living or future landscaping projects. Even with a rear extension, the garden remains a generous and usable space, ideal for families to enjoy outdoor living, play, and entertaining.

Agents note: Probate has been applied for but not yet granted.
Note: The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.
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: Traditional
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Not currently connected
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/15052025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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John German

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

01283 716806

barton@johngerman.co.uk

Agents' Notes

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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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