

Beech Road

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



A SUPERB FAMILY HOME in a popular village location with the benefit of John Taylor catchment. Benefitting from a sizeable, extended living room, internal garage and spacious bedrooms. This home is a brilliant opportunity for families looking in a popular village.

£255,000



John German

Situated in the vibrant village of Barton under Needwood, popular for its John Taylor High School catchment, together with a well-served village centre with a choice of pubs, places to eat, shops, doctors, pharmacy and other amenities all close by. Excellent transport links provided by the A38 to the nearby centres of the cathedral city of Lichfield with its train services, Burton-on-Trent and beyond.

Set behind a gravelled driveway providing ample off road parking for multiple vehicles. The driveway leads onto the internal garage, which is equipped with power and lighting throughout.

This semi-detached home is a fabulous property for a family, with a side entrance door opening into the entrance hallway with staircase off to the first floor and doors leading off.

To the left of the hallway, you will find the fitted kitchen which features matching wall and base units, base level electric oven, gas hob with cooker hood above, ceramic Belfast sink, space for dining table and internal access to the garage. The living room has been extended to make the room feel very spacious, with a log burner and sliding doors to the rear garden.

The first floor landing has three spacious bedrooms, two of which can comfortably fit a double bed. The master bedroom has built in wardrobe furniture. All three of the bedrooms share a family bathroom, which has a bath with mixer taps and shower above, w/c and wash hand basin.

The rear garden is well maintained by the current sellers and is privately enclosed by wooden fencing. A patio area offers the perfect space for outdoor furniture, with the rest of the garden being laid to lawn which is bordered with mature shrubs and plants.

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 & garage

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

Our Ref: JGA/21082025

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Approximate total area[®]
921 ft²
85.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

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 RICS

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 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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