

# St. James Road

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

John  
German









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£245,000

Offered for sale with NO ONWARD CHAIN, this beautifully maintained semi-detached home on St. James Road sits in the heart of the sought-after village of Barton under Needwood. Set in a desirable non-estate location, it's a fantastic opportunity for first-time buyers and families alike.



Barton under Needwood offers a wide range of amenities including shops, post office, public houses, doctors' surgery, pharmacy, eateries, sports clubs, Barton Marina and schooling at all levels including the highly regarded John Taylor High School. There are excellent transport links via the A38 to Burton, Derby, Lichfield, Birmingham and the A50.

Set behind an expansive block paved driveway providing off road parking. The property is accessed via an entrance porch which leads onto the hallway. The hallway gives access to the ground floor accommodation with stairs leading to the first floor landing. To the left of the home, you will find the spacious living room, with sliding doors leading onto the conservatory to the rear, which in turn has a patio door to the rear garden.

The fitted kitchen features matching wall and base units, base level electric oven, gas hob with cooker hood above, stainless steel sink and drainer, plumbing for washing machine and door leading to a veranda area. This is a brilliant space for storage and has a door leading to the rear garden.

To finish the ground floor accommodation, the property has a downstairs shower room which has shower enclosure, wash hand basin and w/c.

To the first floor, the home offers three bedrooms. Two of the three bedrooms comfortably take a double bed and both have built in freestanding wardrobes. There is a family bathroom, which has a bath with mixer taps and shower attachment, w/c and wash hand basin.

The rear garden at St. James Road offers a wonderfully private space, not particularly overlooked. It is mainly laid to lawn and enclosed to the perimeter for seclusion, with a patio area ideal for outdoor furniture. It has two mature apple and plum trees. The garden also benefits from a brick-built outbuilding, 2.5 x 1m and a greenhouse.

**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 B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

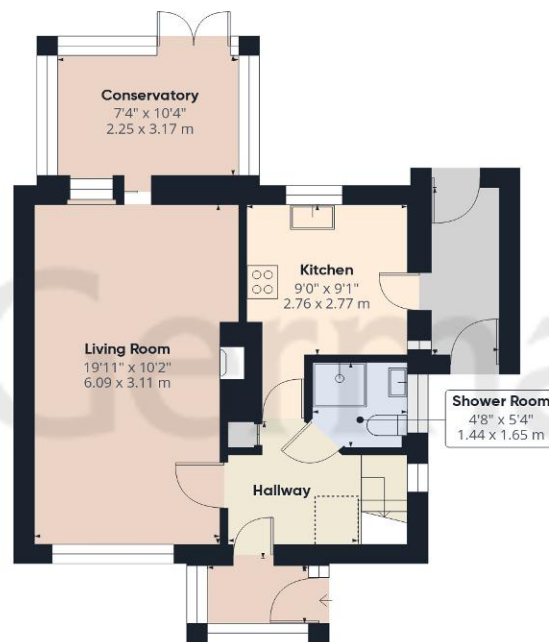
**Our Ref:** JGA/28082025

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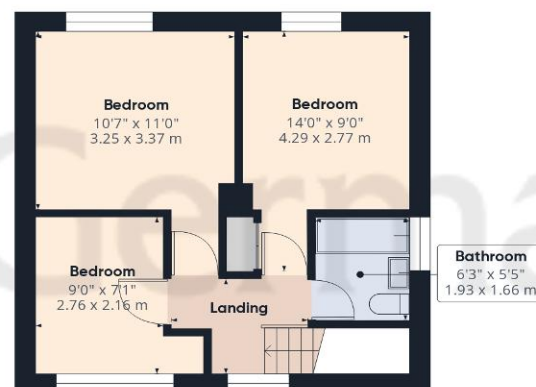








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

904 ft<sup>2</sup>

84.1 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>

0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360



## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

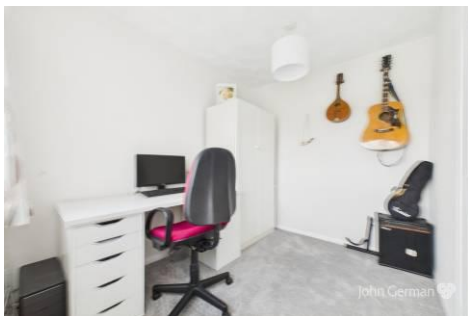
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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money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

**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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## John German

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