

Aspen Road

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



Situated on the desirable Aspen Road in the heart of Barton-under-Needwood, this spacious semi-detached bungalow offers an excellent opportunity for buyers seeking a well-maintained home with scope for modernisation. Set behind a pretty front garden featuring slate chips and decorative planting spots, the property also benefits from a driveway and access to a garage at the rear.

£245,000

John German

Internally, the property provides versatile accommodation extending to approximately 765 sq. ft.

The welcoming living room is of a generous size and includes a charming feature fireplace, while the adjoining dining room/lobby offers a practical storage cupboard, ideal for everyday household essentials. The fitted kitchen is well laid out, with wall and base units running along both sides to provide ample storage, and further benefits from an integrated fridge freezer, integrated oven, gas hob and extractor fan. Leading off the kitchen, the bright sunroom is currently set up as a utility space, making it a handy and flexible addition to the home.

There are three bedrooms in total, two of which are comfortable doubles, providing flexibility for family living, guests or use as a home office. The shower room has been designed to maximise functionality and includes a shower cubicle, hand wash basin, WC and a useful storage cupboard.

To the rear, the property enjoys a well-sized garden with plenty of scope for landscaping or outdoor entertaining, alongside access to a detached garage offering further storage or workshop space.

Barton-under-Needwood itself is a thriving and highly sought-after village, offering an excellent selection of amenities including shops, traditional pubs, cafés and a post office. The village is also home to highly regarded schools, both primary and secondary, making it particularly attractive for families. For leisure, residents can enjoy nearby Barton Marina with its restaurants, walks and leisure facilities, while the surrounding Staffordshire countryside provides further opportunities for outdoor pursuits. The village is well connected with regular bus services and easy access to the A38, linking to Burton-on-Trent, Lichfield and Derby, while rail services from nearby Lichfield Trent Valley provide direct routes to Birmingham and London.

This attractive bungalow combines generous proportions with great potential for modernisation, making it an ideal purchase for those looking to create a comfortable home in a desirable location. Offered with no upward chain, viewing is highly recommended.

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: Fibre

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/05092025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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