

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.

£239,950

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

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.

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.







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		

 OnTheMarket

 rightmove

 RICS

 aria propertymark
PROTECTED

 naea propertymark
PROTECTED

 The Property Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

John German

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

01283 716806

barton@johngerman.co.uk

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.

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.

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent