

Ashtree Road

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



This beautifully presented semi-detached home offers spacious, versatile living in the highly sought-after village of Barton-under-Needwood. With neutral décor throughout, this property is move-in ready and perfectly suited to families, first-time buyers, or anyone seeking a welcoming home in a prime location.

£260,000



John German

Ground Floor

Step into the handy entrance porch - a practical space for shoes and coats - which leads into the inviting lounge. The lounge features a large front-aspect window flooding the room with natural light, an open staircase, and a charming feature fireplace.

To the rear lies the generous kitchen diner, fitted with classic wooden wall and base units that can be easily personalised to your taste. It offers a double eye-level oven, gas hob with extractor fan, double sink, space for a washing machine, and a useful corner nook for extra appliances or worktop space. The dining area comfortably fits a family-sized table and chairs.

A bright sunroom completes the ground floor, providing a peaceful spot to relax while overlooking the garden.

First Floor

Upstairs, you'll find two spacious double bedrooms, both able to accommodate a double bed plus additional furniture, along with a third bedroom ideal as a single bedroom, nursery, study, or hobby room. The contemporary family bathroom includes a shower cubicle, hand wash basin, and WC - a recent, stylish addition designed for easy maintenance.

Outside

To the rear, a lawned garden with a slabbed pathway leads to a tucked-away pebbled seating area, perfect for private outdoor relaxation. To the front is off-road parking, as well as a shared driveway giving access to the detached garage.

Location

Nestled in the heart of the sought-after village of Barton-under-Needwood, this home benefits from a wonderful blend of village charm and modern convenience. The village offers a thriving community with an excellent range of local amenities including independent shops, cosy cafés, traditional pubs, and well-regarded primary and secondary schools. There are plentiful leisure and sporting facilities nearby, as well as scenic countryside walks and cycling routes on the doorstep. For commuters, the property enjoys easy access to the A38, linking to Lichfield, Burton upon Trent, and Derby, while rail links from nearby Lichfield Trent Valley provide direct services to Birmingham and London.

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
www.eaststaffsb.gov.uk

Our Ref: JGA/22092025

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

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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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