

Church Lane

Barton Under Needwood, DE13 8HX



This lovely village home is perfectly placed just a short stroll away from the village centre with its pubs, shops and schools. Having a drive and a large detached garage together with a light and spacious layout featuring a hall, living room, open plan kitchen/diner, three bedrooms and a bathroom. No upward chain.

£270,000



John German

Situated in the sought after and popular village of Barton under Needwood with John Taylor catchment is this lovely village home. Perfectly placed just a stones' throw away from the village centre where there is a choice of pubs, wine bars, cafes, shops, doctors, pharmacy and boutique stores. The village is well situated for countryside walks and has excellent transport links provided by the A38 to the nearby centres of the cathedral city of Lichfield with excellent train services, Birmingham, Burton-on-Trent, Derby, Nottingham and beyond.

On the ground floor the house has a light and airy feel beginning with a good size entrance hall leading through to the lounge with a large picture window framing views to front and contemporary electric fire. The open plan kitchen/diner is fitted with base and eye level units, integral oven and with a side door to the drive. From the dining area there is door opening out to the rear gardens. The property benefits from gas central heating.

To the first floor where the landing has doors off to three bedrooms, bedrooms one and two are both doubles with bedroom three being a single room. The stairs and bedrooms have recently had brand new carpets fitted. All three share a modern bathroom with a shower and screen over the bath.

Set behind a drive with side access leading through to a large detached garage with a 'Homann' door, a great space for car enthusiasts or those wanting a workshop or just lots of storage (buyers should check the width of the side access meets their needs). Gardens to rear offer plenty of potential to create a lovely outdoor space.

Buyers note: The property is owned by an employee of John German
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: Driveway
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC
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: JGA27102025

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		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

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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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Burton upon Trent | Derby | East Leake | Lichfield
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