



91 Park Road, Barton under Needwood, DE13 8DB





Offered with the benefit no upward chain is this attractive semi detached home in the popular village of Barton under Needwood, benefiting from extended and refurbished interiors, three bedrooms and a generous rear garden. Set within an 'Outstanding' school catchment area, this well presented home is an ideal first time buy, downsize or young family home and offers potential to extend further (subject to relevant permissions), having already received a remodel to the kitchen and new windows and doors throughout.

The interiors comprise briefly porch, entrance hall, lounge and spacious open plan living & dining kitchen to the ground floor, with three bedrooms to the first floor serviced by a family bathroom. The generous garden offers potential to extend to the side and rear of the property, and the garden enjoys an excellent degree of privacy. There is off road parking to a block paved driveway to the front as well as a useful gated car port, and the property is serviced by mains gas central heating and double glazed windows.

The property benefits from a desirable setting on the borders of Barton under Needwood, being within a healthy walk of the excellent schools and amenities this thriving village has to offer. Centred around the handsome High Street are coffee shops, gift shops, a post office, pubs, a Co-op, pharmacy, GP surgery, dental practice and a stunning Tudor church. Holland Sports club also lies off Efflinch Lane and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more, and the village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Infants and Primary and John Taylor Specialist Science School. Local towns of Burton on Trent and the Cathedral City of Lichfield both offer rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll can be found within a short drive, and the International airports of Birmingham and East Midlands lie within a commutable distance.

- Extended Semi Detached Home
- No Upward Chain
- Ideal First Time Buy/Downsize
- Popular Village Location
- Refitted Kitchen & New Windows
- Entrance Hall & Lounge
- Open Plan Dining & Living Kitchen
- Three Bedrooms
- Family Bathroom
- Car Port & Parking
- Generous Rear Garden
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel

A composite entrance door opens into the **Entrance Hall**, where stairs rise to the first floor and a door leads through to:

**Lounge** 4.6 x 4.6m (approx. 15'0 x 15'0)  
A spacious reception room having a window to the front aspect and a gas fireplace. A door opens into:

**Open Plan Living & Dining Kitchen** 5.05 x 4.5m (approx. 16'6 x 14'9)  
Having been remodelled to create a contemporary open plan space, having a modern kitchen alongside a versatile living/dining room. The **Kitchen** comprises a range of handleless gloss wall and base units housing an inset sink with side drainer and integrated appliances including dishwasher, double oven, induction hob, fridge freezer and wine fridge. There is a window to the side and the kitchen leads into the **Dining & Living Area** where there is a further window to the rear and double doors opening out to the rear gardens





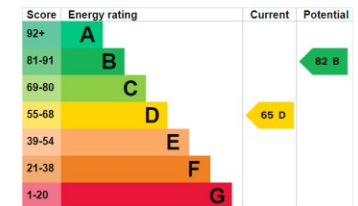
Stairs rise to the first floor **Landing**, having a contemporary glass balustrade and doors opening into the **Airing Cupboard** and:

**Master Bedroom** 3.98 x 2.6m (approx. 13'0 x 8'5)  
A double bedroom having window to the front with a pleasant outlook towards a village green

**Bedroom Two** 3.28 x 2.57m (approx. 10'9 x 8'5)  
Another double room having window to the rear

**Bedroom Three** 2.43 x 1.94m (approx. 7'11 x 6'4)  
A single bedroom having a window to the front

**Bathroom** 1.89 x 1.69m (approx. 6'2 x 5'6)  
Comprising a modern suite having pedestal wash basin, WC and bathtub with shower unit over, with tiled walls, a chrome heated towel rail and an obscured window to the rear







### Outside & Gardens

The property lies in a quiet road in Barton under Needwood within walking distance of the village amenities and schools. To the front is off road parking and lawned gardens, and a generous and private garden is set to the rear having a shed included in the sale and wide side access with double gates providing ideal space to extend the property (STPP)

**General note:** 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.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.