



## 420 Lichfield Road Barton Under Needwood, Burton-On-Trent, DE13 8EH

**\*\* DO NOT MISS THIS STUNNING CANALSIDE COTTAGE!! \*\***

Enjoy your morning coffee from a BALCONY TERRACE overlooking this gorgeous canalside setting, in your newly REFURBISHED and EXTENDED, three bedroom cottage, offered for sale with no onward chain.

**\*\* PLEASE NOTE - THERE IS NO FORMAL PARKING WITH THIS PROPERTY, OWNERS CAN MAKE USE OF THE CAR PARK \*\***

This stunning end terraced cottage satisfies an extensive tick list of must haves, and simply must be viewed to fully appreciate the high standard of finish throughout.

Offers over £280,000

# 420 Lichfield Road

Barton Under Needwood, Burton-On-Trent, DE13 8EH



- End Terraced Cottage
- NO ONWARD CHAIN
- Feature Bi-Folding Doors
- Spacious Enclosed Rear Garden
- FULLY REFURBISHED & EXTENDED
- Three Bedrooms With Balcony Terrace to Primary Bedroom
- Stunning Four Piece Family Bathroom & Guest WC
- Gorgeous Canalside Location
- 26ft x 14ft Open Plan Lounge/Diner
- Modern, Stylish Fitted Kitchen

## Lounge/Diner

13'10" x 7'10" (4.23 x 2.39)

26'2" x 13'5" (7.98 x 4.11)

## Kitchen

13'10" x 9'9" (4.23 x 2.99)

## Study/Bedroom Three

11'7" x 7'6" (3.54 x 2.30)

## Guest WC

4'4" x 2'8" (1.33 x 0.83)

## Bedroom One

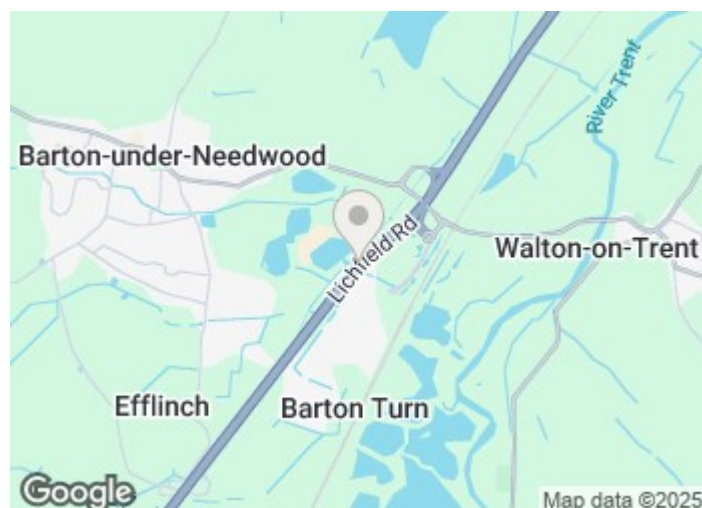
13'10" x 9'10" (4.23 x 3.02)

## Balcony Terrace

## Family Bathroom

10'1" x 5'5" (3.08 x 1.67)

## Bedroom Two



[Directions](#)

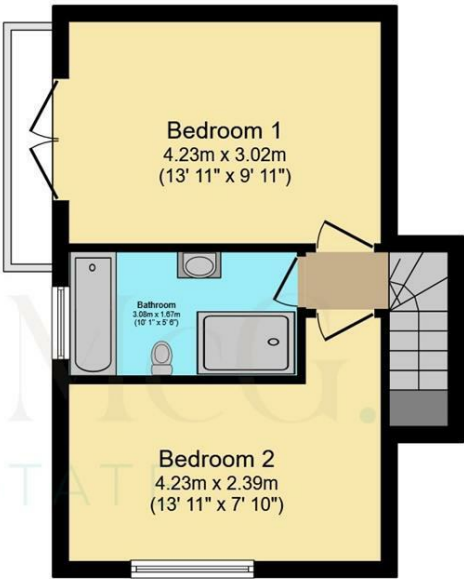




Floor Plan



**Ground Floor**  
Floor area 44.4 m<sup>2</sup> (478 sq.ft.)



**First Floor**  
Floor area 32.6 m<sup>2</sup> (351 sq.ft.)

**TOTAL: 77.0 m<sup>2</sup> (829 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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