



Brookside Road, Barton Under Needwood, Burton-On-Trent,

DE13 8JW

£300,000

 Nicholas
Humphreys

Brookside Road, Barton Under Needwood, Burton-On-Trent

Located in the heart of Barton Under Needwood this dormer style semi detached home offering generous accommodation. The home in brief provides; hallway, lounge and dining room with access to an extended kitchen across the rear aspect. Concluding the ground floor there are two good size bedrooms and a fitted shower room. To the first floor is the largest master bedroom alongside a fourth single room. Outside is a front garden with driveway leading to the single garage. There is a good size rear garden.

The local village offers a wealth of amenities, alongside a vibrant village atmosphere, with village bowls club, various boutique style shops and convenience stores. No upward chain, ready to view.



The Accommodation

Entrance Hallway

With staircase rising to the first floor, and built-in storage.

Lounge Diner Combined

9.75m max x 3.38m max (32'0 max x 11'1 max)

The focal point being a gas fire with brick surround, radiators, uPVC double glazed window to the front elevation, and access door to the kitchen extension across the rear aspect.

Kitchen Extension

5.16m x 2.46m (16'11 x 8'1)

Fitted with a selection of units, stainless steel sink and drainer, five ring gas hob, electric oven, space for washing machine, fridge/freezer and tumble dryer, radiator and wooden single glazed windows to rear elevation with a secondary glazing and door onto the garden.

Front Bedroom Two

3.20m x 2.69m (10'6 x 8'10)

With radiator and uPVC double glazed window to the front elevation.

Rear Bedroom Three

3.05m x 2.36m (10'0 x 7'9)

With radiator and window to the side aspect.

Shower Room

1.80m x 1.70m (5'11 x 5'7)

A ground floor shower room with wc, vanity wash basin, shower cubicle, radiator and frosted uPVC double glazed window to the side elevation.

First Floor

Master Bedroom

4.52m x 3.40m (14'10 x 11'2)

With built-in wardrobes, radiator and uPVC double glazed window to the side elevation.

Bedroom Four

3.91m x 1.50m (12'10 x 4'11)

Wit gas fired combination boiler, and uPVC double glazed window to the rear elevation.

Outside

A front garden and driveway leading to the single garage (16'6 max x 10'11 max).

A mature rear garden.

Council Tax Band: C

Draft details awaiting vendor approval and subject to change.







NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.

Council Tax Band C

Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order. **Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective License Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home may be required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

01283 528020
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN