



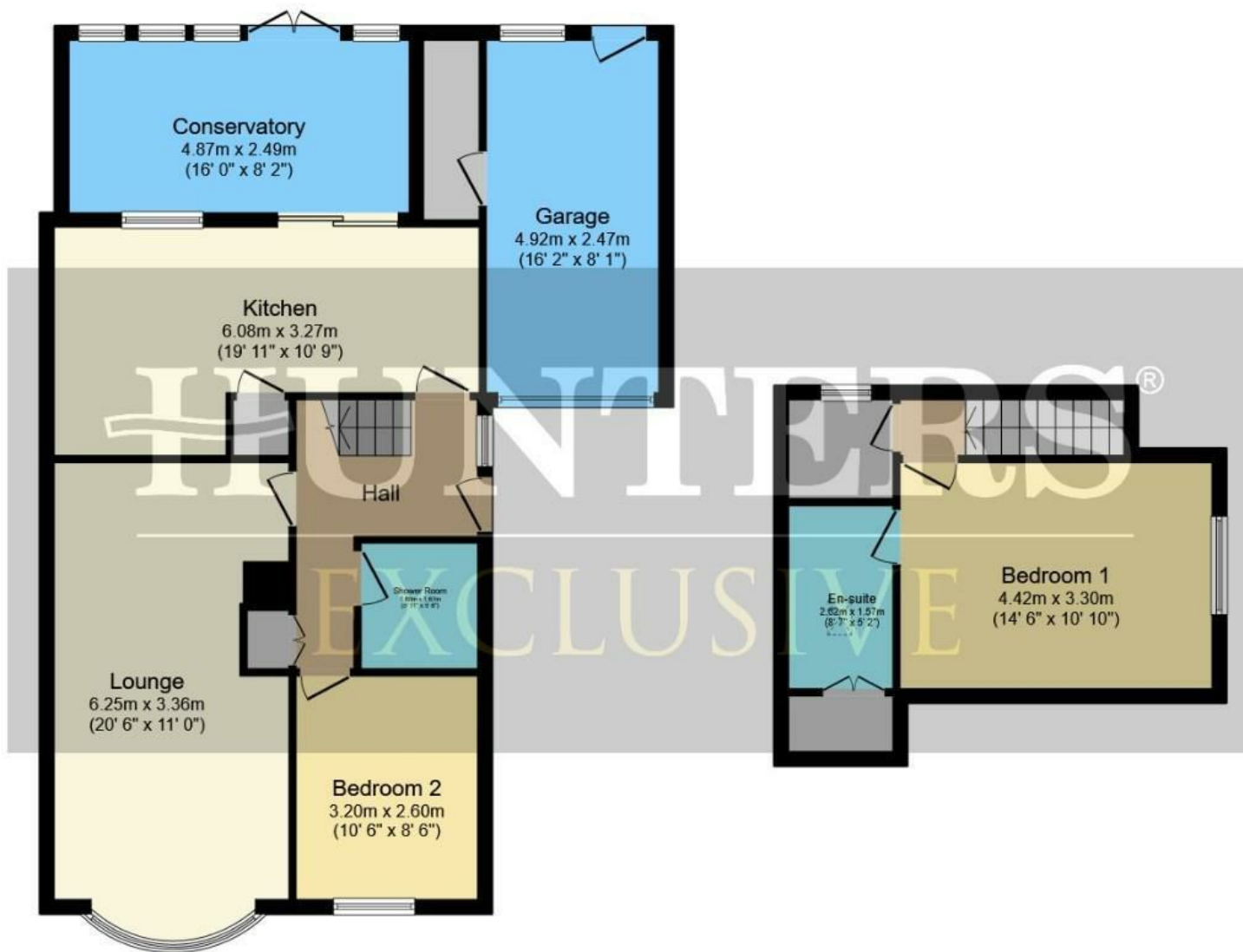


10 Westmead Road, Barton Under Needwood, Burton-On-Trent, DE13 8JP

£325,000

this well appointed dormer-bungalow is full of natural light and is definitely one you need to view to appreciate. Situated in a popular residential location in the ever popular village of Barton Under Needwood, this property is offered for sale with NO UPWARD CHAIN. The rooms are generous in size with a lovely living room and a dining kitchen which spans the rear of the property, there is also a conservatory which is perfect for looking out onto the well established rear garden and shower rooms on the ground and first floor. Further benefitting from Gas Central Heating, UPVC double-glazing and a GARAGE with an electric roller shutter door. Viewing is a must. EPC RATING - D

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**Ground Floor**

**First Floor**

Total floor area 113.3 sq.m. (1,220 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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**Entrance Hallway**

accessed via a UPVC double-glazed door into the 'L' shaped hallway which benefits from fitted storage furniture including a double wardrobe and drawer units. Ceiling light point, radiator and stairs to the first floor accommodation

**Shower Room**

having a double walk-in shower enclosure with an overhead electric fitment, vanity hand wash basin and a WC. Ceiling light point, tiling to walls, wall mounted illuminated mirror, towel radiator, tiled floor and a UPVC double-glazed window to the side aspect

**Bedroom**

benefitting from a fitted double wardrobe providing hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window overlooking the front aspect

**Living Room**

a spacious living room having a feature marble-effect and wood fireplace with an inset gas fire. Two ceiling light points, coving, radiator, UPVC double-glazed bow window overlooking the front aspect and a door into the

**Dining Kitchen**

fitted with a range of wall and base units, granite effect work surfaces and an inset stainless steel sink with drainer. Integrated appliances include a electric oven, electric hob with extractor hood, fridge-freezer, full size dishwasher and a washing machine. Inset ceiling spotlights, ceiling light point, coving, part tiling to walls, useful pantry cupboard, radiator, tiled floor, UPVC double-glazed window overlooking the rear garden and patio doors into the

**Conservatory**

having a brick base with UPVC double-glazed units. Two wall light fitments and French doors into the rear garden

**First Floor Landing**

having a ceiling light point and a UPVC double-glazed window to the side aspect

**Master Bedroom**

benefitting from a range of fitted storage furniture including wardrobes and drawer units providing plenty of storage space. Ceiling light point, radiator and a UPVC double-glazed window overlooking the front aspect

**En-suite**

having a fully tiled shower enclosure with an overhead mains powered fitment, pedestal hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, Velux window, radiator and useful eaves storage space

**Store Room**

having a ceiling light point, wall hung central heating boiler and a UPVC double-glazed window to the side aspect

**Outside**

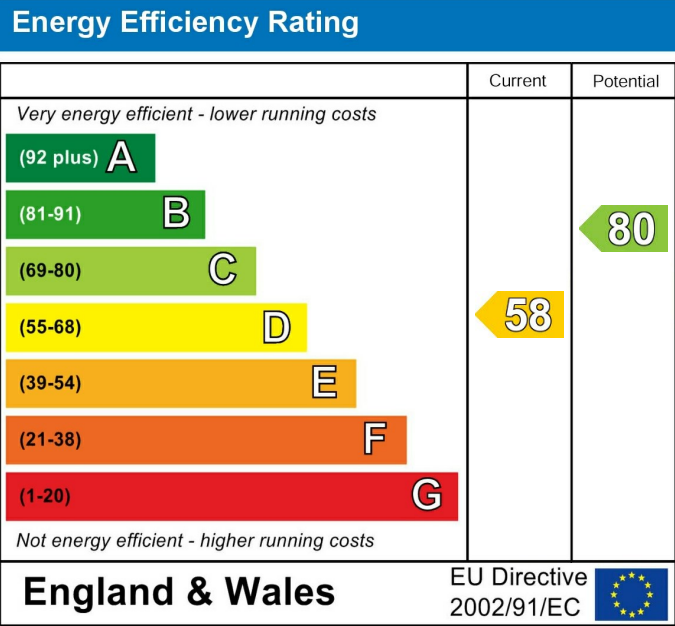
the front of the property is set back from the road with a mature lawn, shrubs and trees. The brick paved driveway provides off-road parking which gives access to the garage via an electric roller shutter door, the garage has light, power, additional store and a UPVC double-glazed window and door to the rear garden. There is also a useful outside water tap.

the rear garden is well established and has stocked borders with shrubs, trees and a hedged boundary. There is a paved patio and access into the garage via the personnel door

**AGENTS NOTE**

**\*\*Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our**

compliance partner, Coadjute, to perform these checks, for which they charge a fee.\*\*



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