



Willow Road, Barton Under Needwood BURTON-ON-TRENT

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Property Description

A beautifully presented three bedroom family home located in the ultra desirable village of Barton-under-Needwood that would be an ideal property for a growing family! Located in a popular residential area and close to the village centre, this property has many stand out features that would appeal to a wide range of buyers. Whether it be the fantastic local school of John Taylor, stunning village setting, amazing presentation or the many other amazing features, this property really does have it all! Book your viewing with Burchell Edwards estate agents today to avoid missing out!

Entrance Porch

Double glazed windows to front and side elevations, door to front elevation and central heating radiator.

Entrance Hallway

Storage cupboard, central heating radiator and stairs to first floor accommodation.

Kitchen

12' 5" max x 9' (3.78m max x 2.74m)

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, extractor hood, space for fridge freezer, space and plumbing for washing machine.

Conservatory

11' 10" x 10' (3.61m x 3.05m)

Double glazed windows and door to rear elevation and laminate flooring.



Landing

Doors off to:

Bedroom One

12' 1" max into recess x 9' (3.68m max into recess x 2.74m)

Double glazed window to front elevation, central heating radiator and built in storage.

Bedroom Two

9' x 11' 6" (2.74m x 3.51m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

7' 4" x 5' 8" (2.24m x 1.73m)

Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed window to front elevation, W.C, wash hand basin, heated towel rail, fully tiled, storage cupboard and loft access.

Front Garden

Driveway providing off road parking for multiple vehicles.

Rear Garden

Landscaped garden with storage shed.









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). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/BUT210136

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1963. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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