



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

burchell
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Lichfield Road, Barton Under Needwood Burton-On-Trent, DE13 8ED

for sale
£260,000



Property Description

Burchell Edwards are delighted to market this 3 Bedroom Semi-Detached family home. The property is set back from the A38 on a service road in the Barton-Under-Needwood area. The property greets you with a large driveway providing off road parking for multiple vehicles. The property benefits from a full refurbishment to include, but not limited to: a new kitchen, full rewire, bathroom, combi boiler and windows, finished to an immaculate standard throughout. A very spacious downstairs consisting of: a wonderful living room, a separate dining room, a spacious kitchen, a functioning utility room as well as the property's third bedroom. On the first floor you are greeted to a landing area which provides loft access as well as access to 2 double bedrooms, both of which are an extremely good size, along with the property's modern, family bathroom. Outside to the rear is an enclosed garden which runs a great length and provides a lovely area for hosting amongst various other activities. The garden contains: a lovely, large lawn area, a brick paved seating area, a wonderful paved slabbing seating area as well as field scenes at the rear and access into the large garage with integral worktop. Viewing of this wonderful property is a must!

Approach

Large driveway providing off road parking leading to the front door and outside double electrical socket.

Hallway

Wooden flooring and central heating radiator.

Lounge

13' 9" plus bay x 11' 8" max (4.19m plus bay x 3.56m max)
Double glazed bay window to front elevation, wooden floor, USB sockets and central heating radiator.

Dining Room

15' 3" x 8' 10" (4.65m x 2.69m)
Double glazed window to side elevation, tiled flooring, two central heating radiators, pantry and access into the utility with space and plumbing for a washing machine and tumble dryer.

Kitchen

14' 1" x 8' 8" (4.29m x 2.64m)
Double glazed window to rear and side elevations, door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer, integrated double oven, hob, space and connections for dishwasher, tiled flooring and central heating boiler.

Landing

Double glazed window to side elevation, loft access, storage cupboard and doors off to:

Bedroom One

11' 10" max x 11' 7" max (3.61m max x 3.53m max)

Double glazed window to front elevation and central heating radiator.

Bedroom Two

13' 11" x 9' max (4.24m x 2.74m max)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

10' 5" x 4' 9" (3.17m x 1.45m)

Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, bath, shower cubicle, wash hand basin, WC, wooden flooring and central heating radiator.

Garden

Block paved patio area, outside tap, double electric socket, sensor light, side gated access, access into garage, lawn and further seating area to the rear.

Garage

Large garage area with power and integral workshop.









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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Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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