



**Lichfield Road, Barton Under Needwood, DE13**

**£195,000**

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 2**

Situated on Lichfield Road in Barton Under Needwood, this charming two-bedroom detached bungalow offers comfortable living with excellent connectivity and convenient access to local amenities. Boasting two reception rooms and a generous sized garden.

Upon entering through the welcoming Entrance Hall, visitors are greeted by a thoughtfully laid out interior. The property features a spacious Lounge, perfect for relaxation, alongside a dedicated Dining Room, offering ample space for entertaining or family meals.

The Kitchen provides a functional area for culinary activities. The bungalow comprises two comfortable bedrooms, both offering generous proportions. A well-appointed Bathroom serves the property.

Externally, the property benefits from off-street parking for several vehicles to the front. The enclosed rear garden is a particular highlight, featuring a pleasant patio area, artificial lawn, mature fruit trees, beds & borders, a shed, and a summer house. Additionally, there is access to outbuildings with electricity, and a gate at the rear provides further convenience.

Located on the southbound carriageway of the A38, this property offers excellent transport links to Birmingham, Lichfield, and Tamworth, making it an ideal choice for commuters. Local amenities are also within easy reach, enhancing the property's appeal.

The property benefits from double glazing, gas central heating and multi fuel burners in both the living room and dining room.

This freehold property has a Council Tax Band B and an EPC rating of D.

We encourage an early viewing to fully appreciate the appeal and convenient location of this lovely bungalow. Please contact Cadley Cauldwell on 01283 217251 to arrange your viewing.

**Entrance Hall** - 5.44m x 0.86m (17'10" x 2'10")

**Bedroom 1** - 3.63m x 3.66m (11'11" x 12'0")

**Bedroom 2** - 3.63m x 3.35m (11'11" x 11'0")

**Lounge** - 3.63m x 3.63m (11'11" x 11'11")

**Dining Room** - 3.61m x 3.61m (11'10" x 11'10")

**Kitchen** - 2.54m x 3.91m (8'4" x 12'10")

**Inner Hallway** - 2.79m x 1.32m (9'2" x 4'4")

**Bathroom** - 2.08m x 1.8m (6'10" x 5'11")

**To the front**

Parking for several vehicles.

**To the Rear**

Patio area, artificial lawn, mature fruit trees, beds & borders, shed & summer house. Access to out buildings which have electricity. Gate at the rear.





