

# Wales Lane

Barton under Needwood, DE13 8JF



This charming Grade II Listed semi detached cottage is perfectly placed for the village centre shops and pubs, featuring a breakfast kitchen, character lounge with fireplace, two bedrooms, shower room and courtyard style front garden. Offering an ideal first home or downsize, with no chain.

£220,000



John German

Situated on the lovely Wales Lane is this charming Grade II listed, semi-detached cottage perfectly placed for the village centre with the advantage of no chain.

It is within easy walking distance of the vibrant village centre with the convenience of shops, pharmacy, doctors, boutique stores, salons, a choice of popular bars, pubs and cafes, together with John Taylor High School, making this a fantastic location with a superb village lifestyle.

Offering an ideal first home or a great property for a downsizer.

The ground floor features a light breakfast kitchen, fitted with a range of units and a cooker and fridge/freezer to be included in the sale.

The lounge is an ideal character room to relax in, with a lovely period fireplace adding a focal point, beams to ceiling and stairs to the first floor.

On the first floor, bedroom one offers a generous double room with a fireplace and window to front, bedroom two is a single and could also be an ideal home office or dressing room, and the shower room comprises of a shower, wash basin and WC.

Agents notes:

The owners are in the process of fencing the boundary of the front courtyard style garden which will need to be registered with the Land Registry.

The cottage is Grade II Listed and is situated within Barton under Needwood's Conservation Area.

There is no mains gas connected.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard

**Parking:** On road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Electric heaters

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

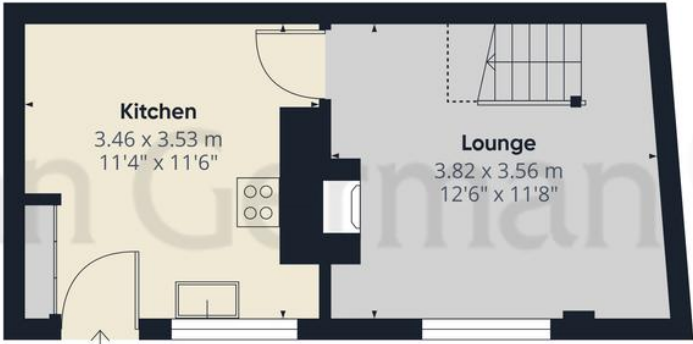
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band A

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

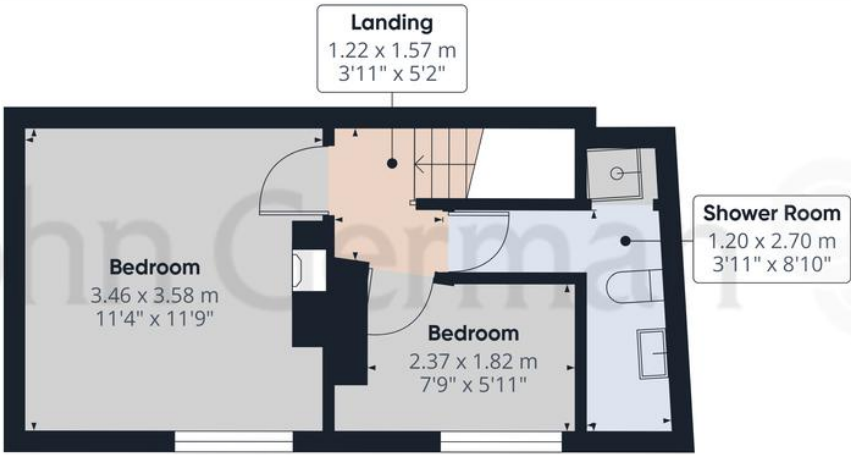
**Our Ref:** JGA/14072026

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Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>  
47.7 m<sup>2</sup>  
512 ft<sup>2</sup>

Reduced headroom  
1.2 m<sup>2</sup>  
13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 48 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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## Agents' Notes

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