

Ashtree Road

Barton Under Needwood, Burton-on-Trent, DE13 8LL



****NO ONWARD CHAIN****

Located on a popular residential cul de sac in Barton Under Needwood is this link detached bungalow on Ash Tree Road. The property is well presented throughout and is a perfect opportunity for those looking to downsize within the popular village.

£294,000

John German 

Set in the desirable village of Barton-under-Needwood, this home is close to a variety of local amenities, including charming shops, cafés, and traditional pubs. The village is well known for its excellent schools, such as John Taylor High School. With easy access to the A38 and beautiful countryside walks nearby, it's perfect for families and commuters alike.

The home enjoys an enviable position on Ashtree Road, at the bottom of the cul de sac. The property enjoys a block paved driveway to the front for off road parking alongside a charming garden. The driveway leads onto the garage, which is accessed by an electric roller door to front or an external door to the rear.

As you enter the home, you are greeted by a spacious hallway which gives access to the living room and kitchen. The living room is a fantastic size (over 20ft in length) and features a large window to front. The kitchen is fitted with modern fixtures and fittings, which include matching wall and base units, base level electric oven, induction hob with cooker hood above, integrated fridge freezer, inset sink and drainer and an integrated washing machine.

Following on, an inner hallway provides access to both of the bedrooms and the shower room. Both bedrooms are brilliant sizes and can comfortably fit a double bed alongside ample bedroom furniture. The master bedroom is currently used as a separate living room. The master bedroom has been extended since its original build, which has created a wonderful sized, versatile space with sliding doors leading to the rear garden. The second bedroom also has direct access to the garden. The modern fitted shower room has a fitted shower enclosure, w/c and wash hand basin.

The rear garden offers a peaceful and private space to relax or entertain. Mostly laid to lawn, it features a block-paved area perfect for outdoor seating. Enclosed for privacy and not overlooked by neighbouring properties, it provides a wonderful retreat to enjoy the outdoors.

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

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

Property construction: Standard. **Parking:** Drive & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas (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/>

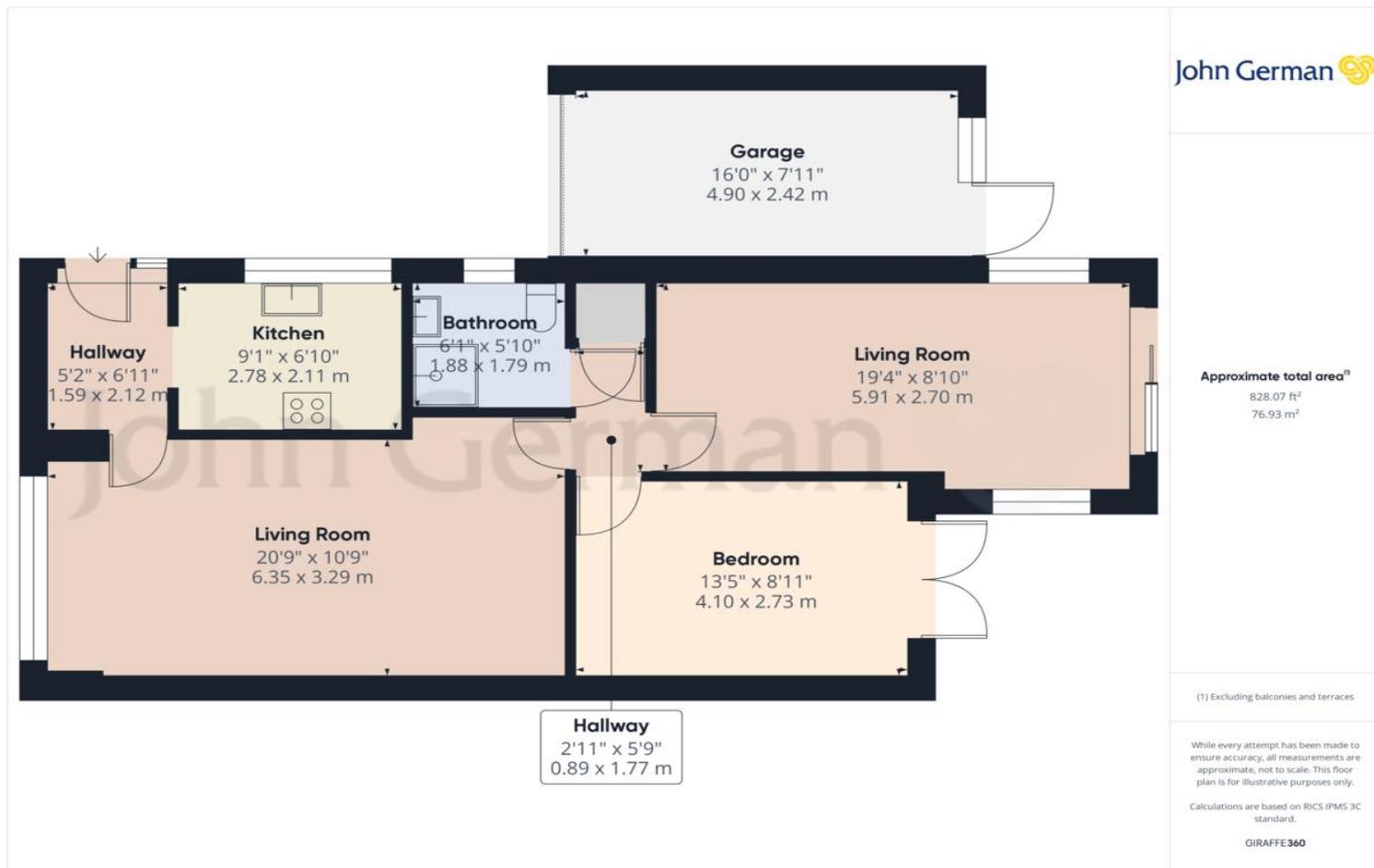
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/26032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



John German
21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

barton@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent