Linden Road

Barton-under-Needwood, Burton-on-Trent, DE13 8LN







Situated on Linden Road in the popular village of Barton-under-Needwood, this three-bedroom semi-detached home offers an excellent opportunity for buyers looking to undertake a programme of modernisation and refurbishment, creating a home tailored to their own tastes and requirements.

Asking Price Of £210,000

John German

The property offers well-proportioned accommodation across two floors, comprising a living room, separate kitchen, two double bedrooms and a third single bedroom, ideal for use as a nursery or home office.

The ground floor features an entrance hallway with a useful storage cupboard, leading through to the living room and kitchen. The stairlift fitted on the stairs is being removed at the end of October.

To the first floor are two double bedrooms, a further single bedroom and a family bathroom, with additional storage available from the landing cupboard.

Externally, the property benefits from a rear garden with a small garden shed, providing space for outdoor seating and gardening. A shared driveway alongside the neighbouring property provides off-road parking, while the front garden has been gravelled and an outdoor store provides useful additional storage.

Barton-under-Needwood is a well-regarded village offering a range of local amenities, including village shops, cafés, traditional pubs, a post office and a health centre. The village also benefits from local schooling, a community library and recreational facilities, while the nearby Barton Marina provides an attractive waterside setting for walks, dining and leisure. For commuters, the village offers convenient road links towards Burton upon Trent, Lichfield and the wider Midlands via the nearby A38.

Requiring a significant degree of modernisation and refurbishment, this property presents an exciting opportunity for first-time buyers, investors or those seeking a project with potential, all within an established village setting.

Our client has advised the radiators and tanks will be drained down in preparation for winter.

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: Shared driveway
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas / back boiler
Restrictions: Use of front garden
Rights & easements: Shared driveway
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Not currently connected
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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/12102026

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.













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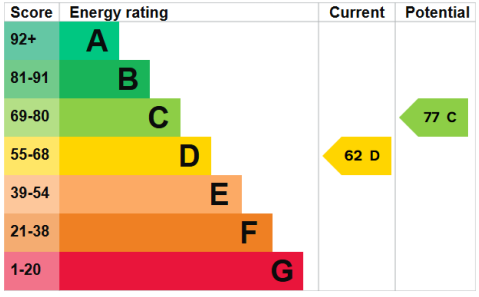

Agents' Notes

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.

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