



John German



Located off Park Road in Barton, this charming, detached family home sits on a lovely cul-de-sac within the sought-after village of Barton under Needwood. In catchment for John Taylor High School and close to village amenities, it's a perfect choice for families seeking space and convenience.



Offers over £300,000

John German

Situated in the highly sought-after village of Barton under Needwood, this property benefits from being within the catchment area for the well-regarded John Taylor High School, making it a perfect choice for families. The village itself boasts a vibrant centre with an excellent range of amenities, including a Co-op, pharmacy, doctors' surgery, church, post office, cafés, traditional pubs and modern bars, along with a variety of independent shops and eateries. Barton also offers great opportunities for recreation, with Barton Marina close by providing waterside walks, restaurants, and a cinema, as well as easy access to surrounding countryside for scenic walks and cycling. Conveniently located, the village enjoys excellent commuter links to Burton upon Trent, Lichfield, Derby and the A38, ensuring easy access to major road and rail networks.

The property is set back from the road and sits behind an established front garden and tarmacked driveway for off road parking. A gate to the side of the property leads onto the rear garden and garage. The garage is equipped with power and lighting.

As you enter, a spacious hallway gives access to the first floor landing, living room and downstairs WC.

The living room is a fantastic size and benefits from a front, double storey extension which was completed by previous owners. The living room leads onto the kitchen diner which features matching wall and base units, electric oven, gas hob with cooker hood above, ceramic sink and drainer, space for fridge freezer and sliding doors leading onto the conservatory. The conservatory is UPVC fitted, a brilliant space to relax with patio doors leading to the rear garden.

To the first floor, the home offers three generous sized bedrooms. The master and second bedroom can comfortably fit a double bed. All three bedrooms share a family bathroom which has a bath with mixer taps and shower above, wash hand basin and WC.

To the rear of the property there are well tended gardens with side entrance via gate, shaped lawns and well established borders.

**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:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** TBC

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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA01092025

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.

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**John German** 

Approximate total area<sup>(1)</sup>

955 ft<sup>2</sup>

88.7 m<sup>2</sup>

Reduced headroom

10 ft<sup>2</sup>

1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

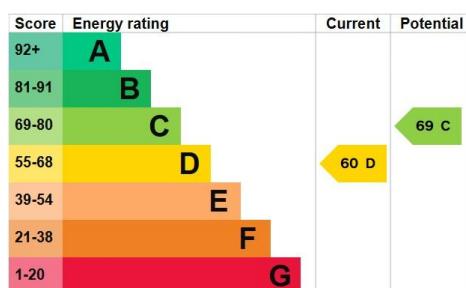
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor Building 2





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#### Agents' Notes

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**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.

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