

Westmead Road

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

John German



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£335,000

Welcome to this lovely village bungalow, beautifully presented with an elegantly styled interior ready to move into with highlights including a light lounge with parquet floor, modern kitchen/diner & conservatory, ground floor double bedroom & shower room, master bedroom with en-suite, drive, large tandem garage & easy maintenance gardens.

This lovely dormer style bungalow on Westmead Road is within 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 along with a bus service on hand.

Set behind a pretty front garden and driveway giving access to the tandem garage, ideal for car and motorbike enthusiasts or those wanting a workshop and hobby room would also love this space.

A modern, wide front door opens into a welcoming hall with stairs and doors leading off. There are two useful cupboards adding storage to the hall.

The lounge is a superb light filled room with a large bow style window framing views to front, a modern fireplace and parquet flooring, a lovely room to relax in.

To the rear is an open plan kitchen/diner, a well appointed space fitted with a range of stylish units with an integrated hob, double oven and fridge together with plenty of space for a dining table. French doors open into the conservatory which seamlessly links the inside to the easy care courtyard style gardens.

There is a good size ground floor double bedroom along with a well appointed shower room ideal for those needing single storey facilities downstairs.

The first floor master suite is a great space providing a large bedroom and an en-suite shower room that combine perfectly together with some handy eaves storage.

The courtyard style rear gardens are those looking for low maintenance including a block paved terrace ready for garden furniture and raising planting beds.

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: 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

Our Ref: JGA/14082026

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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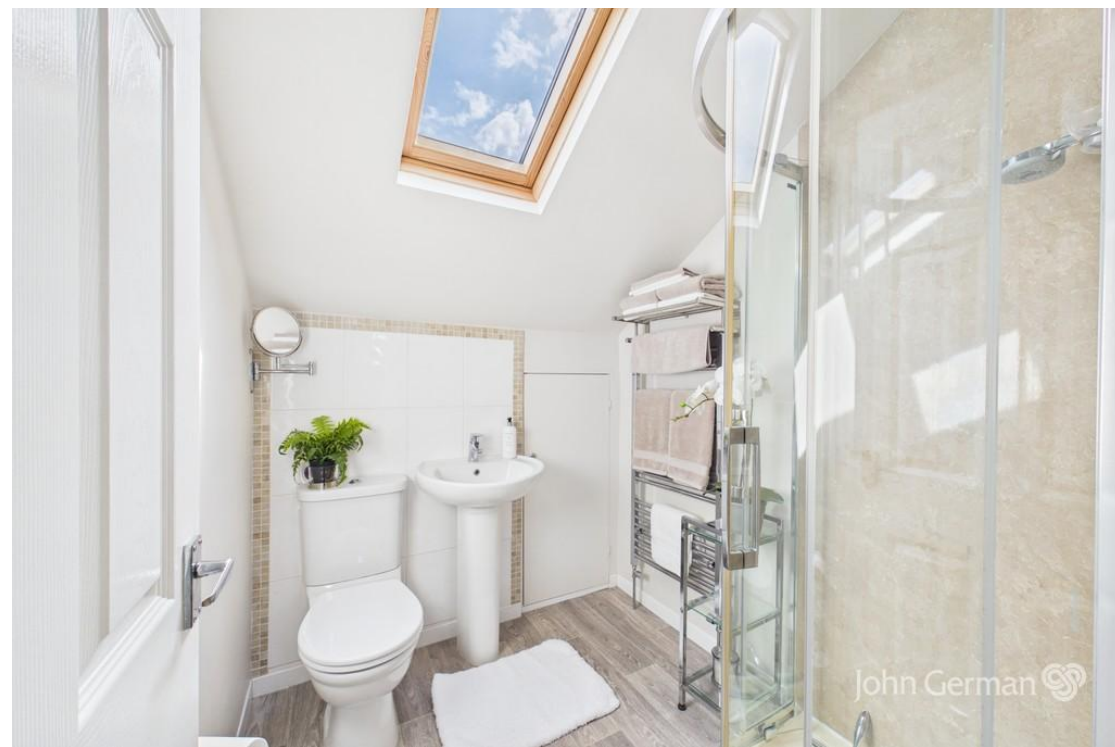


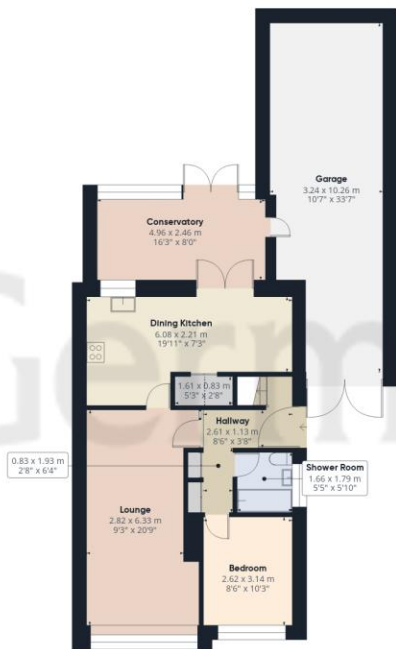












Ground Floor



Floor 1



Approximate total area⁽¹⁾

121.6 m²
1307 ft²

Reduced headroom

0.7 m²
7 ft²

(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.

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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.

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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.

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