



Situated in the heart of the highly sought-after village of Barton Under Needwood, this well-presented three bedroom semi-detached home offers spacious and versatile accommodation — ideal for first-time buyers, growing families, downsizers or anyone looking to enjoy excellent village living.

Guide Price £260,000

John German

Set back from the road with an attractive low-maintenance artificial lawn to the front, and a driveway leading to a detached garage with parking in front.

Stepping inside, a welcoming entrance hallway leads through to the front living room - a bright and inviting space enhanced by a large front aspect window, an open staircase rising to the first floor, and a charming feature fireplace creating a cosy focal point.

To the rear of the property is a spacious kitchen diner, thoughtfully arranged for modern family living and entertaining. The kitchen offers a good range of wall and base units with drawers, ample worktop space including breakfast bar, gas hob, washing machine and fridge freezer. There is plenty of room for a dining table, making it a sociable hub of the home, and a rear door provides convenient access out to the garden.

Upstairs, the first floor comprises three well-proportioned bedrooms and a family bathroom fitted with a WC, hand wash basin and shower cubicle. The master bedroom is a generous double with a front aspect window, while the second bedroom is also a comfortable double overlooking the rear garden. The third bedroom offers excellent flexibility as a nursery, home office or hobby room. In addition, there is a useful storage cupboard above the stairs which, in some neighbouring homes, has been creatively adapted into additional sleeping space (subject to any necessary consents).

Externally, the rear garden is a particular highlight. Larger than many others along the street, it features an initial patio seating area perfect for outdoor dining and entertaining, with the remainder laid to lawn - creating a fantastic outdoor space for families, children and pets to enjoy.

Barton Under Needwood itself is a thriving and well-regarded village, popular for its strong community atmosphere and excellent range of everyday amenities. Residents benefit from a selection of independent shops, cafes and traditional pubs, as well as highly regarded local schools, sports clubs and attractive green spaces. The village also offers convenient access to surrounding towns and major road networks, making it an appealing choice for commuters whilst still enjoying the charm and lifestyle of village living.

Offered for sale with no upward chain and vacant possession, the property is neutrally decorated throughout and ready for a new owner to move straight in while adding their own personal touches over time. A wonderful opportunity to secure a well-located home in one of Barton's most desirable residential areas.

Agents note: We understand that the neighbouring property benefits from a right of pedestrian access across the driveway to reach their rear gate.

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 B

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

Our Ref: JGA/17022026

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

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Approximate total area⁽¹⁾

813 ft²
75.6 m²

Reduced headroom
15 ft²
1.4 m²



Floor 1

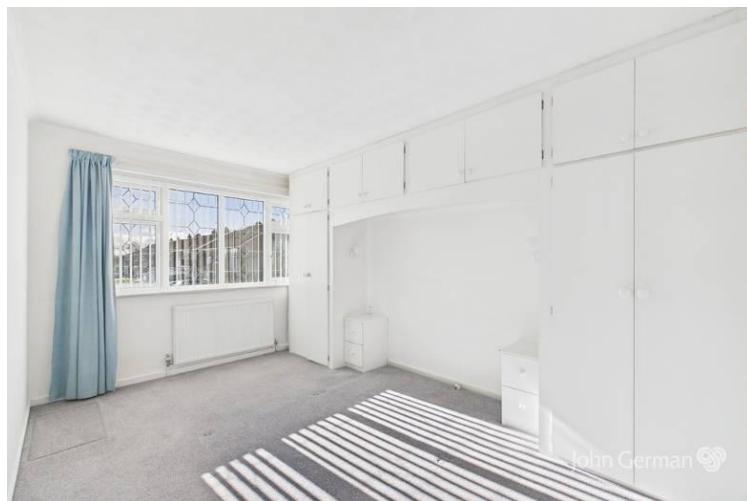


(1) Excluding balconies and terraces

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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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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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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