


# Collinson Road

Barton Under Needwood, DE13 8JJ



John German 



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This link detached home is perfectly placed for the village centre, offering a superb family home, with John Taylor catchment. The spacious ground floor layout includes a lounge, kitchen/diner and garden room. Upstairs are three bedrooms and a modern shower room. Driveway and garage.

NO UPWARD CHAIN

£325,000



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This is a superb home ideal for a family or a downsizer not wanting to compromise on living space. Set in a lovely village location just a short stroll from shops, schools, doctors, pharmacy, a choice of pubs, places to eat and countryside walks. This really is an ideal contender for any buyer.

Set behind a drive with a carport leading to the garage which has a side door opening into the hall. To the front is a full width lounge with fireplace and views of the close. Across the hall is a fantastic modern kitchen/diner with two doors opening into a lovely garden room, featuring a high ceiling with window and doors opening out to the garden.

To the first floor there are two double bedrooms and a single bedroom, plus a well-appointed modern shower room.

**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/>

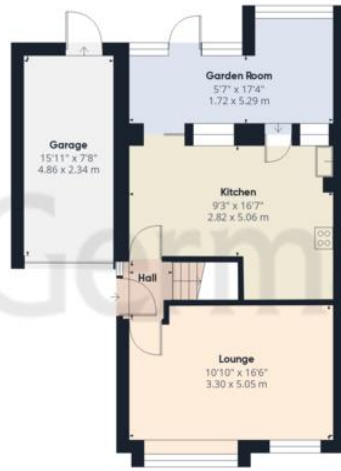
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/12092025

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

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Approximate total area<sup>(1)</sup>  
986 ft<sup>2</sup>  
91.7 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 aria  
propertymark  
PROTECTED

 naea  
propertymark  
PROTECTED

 The Property  
Ombudsman

 APPROVED CODE  
TRADING STANDARDS UK

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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 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 you are 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.

**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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