



£725,000

5 Bedroom Detached House for sale

61-63 Efflinch Lane, Barton Under Needwood, Burton-on-Trent





Overview

Offered with No Upward Chain - Exceptional Family Home with Outstanding Potential.



Key Features

- No Upward Chain
- Exceptional Refurbishment & Extension Potential (STPP)
- Two Spacious Reception Rooms
- Breakfast Kitchen with Sun Room
- Laundry Room & Ground Floor WC
- Five Double Bedrooms
- Two Family Bathrooms
- Generous Rear Garden with Open Outlook
- Overlooking Thomas Russell School Playing Fields
- Two Garages & Extensive Off-Road Parking

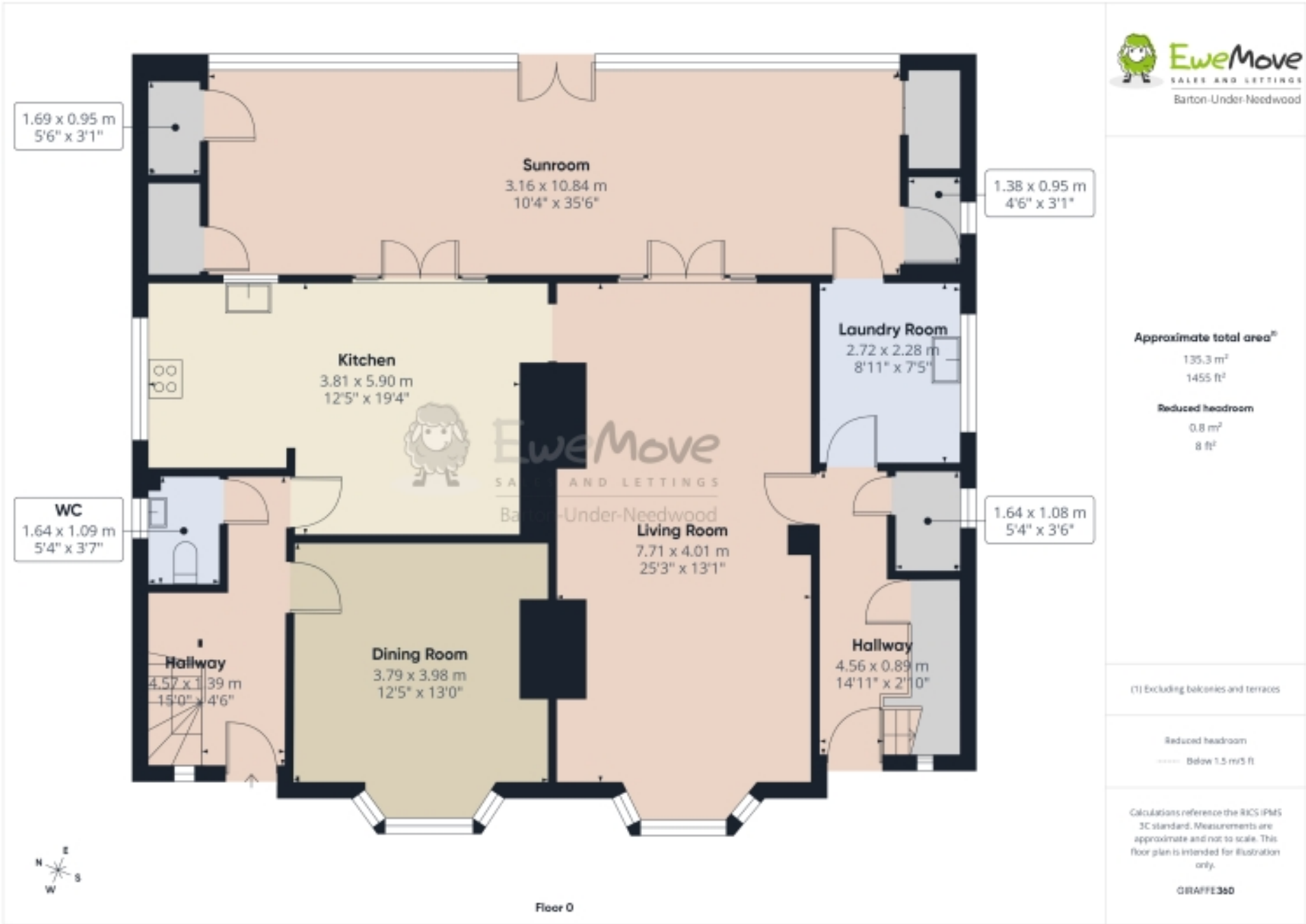




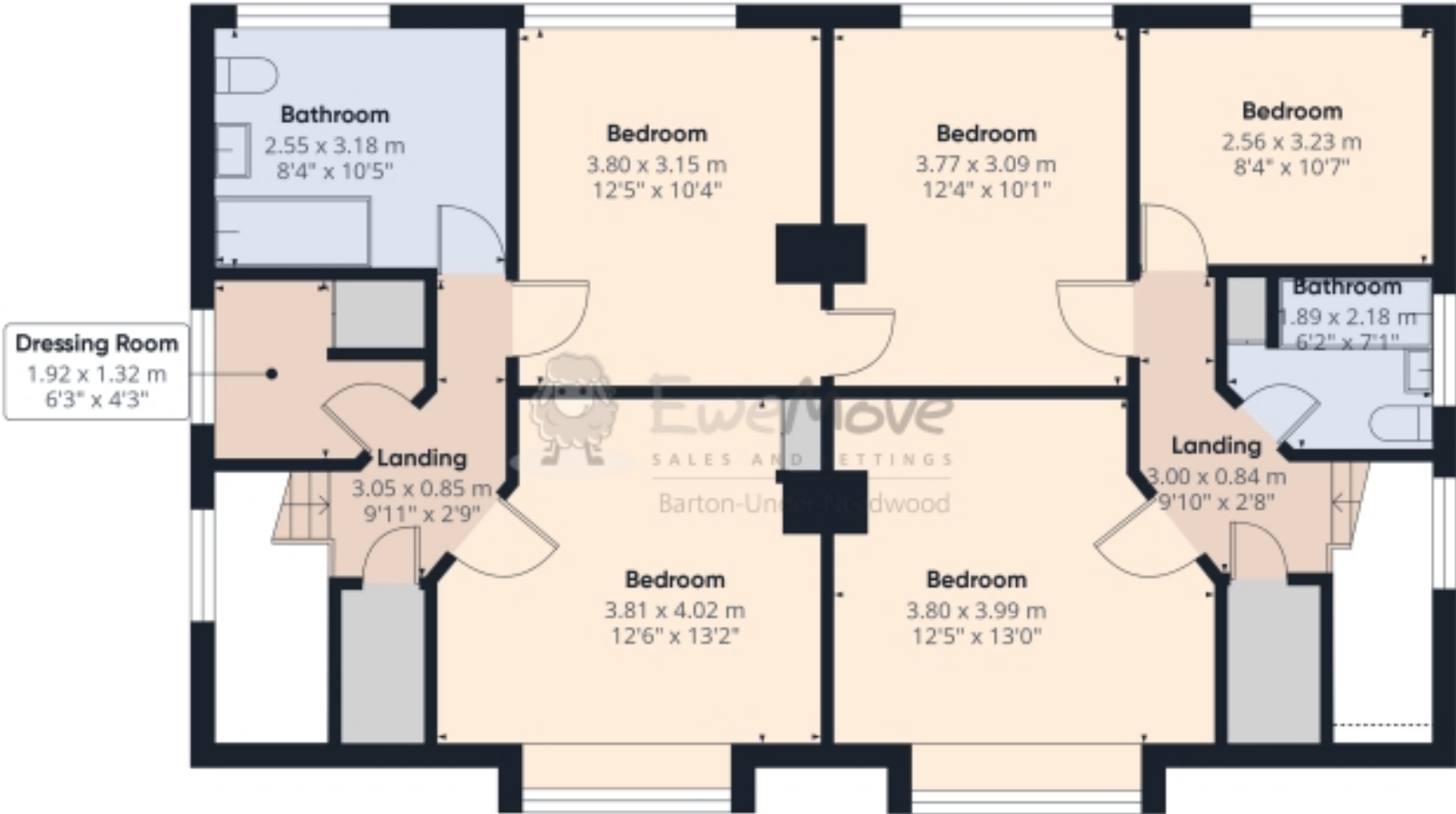
Occupying a highly sought-after position in the heart of Barton under Needwood, this substantial and characterful residence offers a rare opportunity to acquire a truly versatile family home brimming with original charm and exciting scope for enhancement. Originally formed from two semi-detached properties, the home now provides remarkably spacious accommodation extending across two floors, with an abundance of period features and excellent potential for refurbishment, remodelling, or extension (subject to the necessary planning permissions). The ground floor boasts two generous reception rooms, ideal for both family living and entertaining, alongside a spacious breakfast kitchen that flows into a delightful sun room overlooking the garden. A practical laundry room and guest WC complete the accommodation. Upstairs, five well-proportioned double bedrooms provide ample space for growing families, all served by two family bathrooms. Externally, the property sits on an impressive plot with a substantial frontage offering extensive parking and access to two single garages. The generous rear garden enjoys a wonderful open aspect overlooking the playing fields of Thomas Russell Junior School, creating a sense of privacy and space rarely found in such a central village location. The plot also presents significant opportunities for further extension to the side and rear without compromising the garden (subject to planning consent). Perfectly positioned within walking distance of the village's excellent amenities, the property falls within the catchment area for highly regarded Ofsted-rated 'Outstanding' schools, including Thomas Russell Infant School and John Taylor High School. Barton under Needwood is renowned for its thriving community atmosphere, offering an array of independent shops, cafés, traditional pubs, sporting facilities and the picturesque Barton Marina. Excellent transport links place Burton upon Trent, Lichfield, Birmingham and beyond within easy reach, while the A38, A50 and M6 Toll provide convenient commuter access. East Midlands and Birmingham Airports are also readily accessible. **ADDITIONAL INFORMATION** (Purchasers are advised to verify the details through their legal representative.) Property Construction: Traditional. Listed: No. Tenure: Freehold Parking: Private driveway & two single garages. Electricity Supply: Mains connected. Water Supply: Mains connected. Sewerage: Mains drainage. Heating: Gas. Conservation Area: No. Tree Preservation: No. Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.) Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.) EPC rating: D. Council Tax rating: F. We are required by law to comply fully with The Money Laundering Regulations Act 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 Movebutler to complete the necessary checks, this is not a credit check and

therefore will have no effect on your credit history. 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. LEGALLY READY The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes: • Evidence of title • Standard searches (regulated local authority, water & drainage & environmental) • Protocol forms and answers to standard conveyancing enquiries The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

Floorplans



Floorplans



Approximate total area⁽¹⁾
88.3 m²
949 ft²

Reduced headroom
0.1 m²
1 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.

GRAFFE360



Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Barton-Under-Needwood

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