

Westmead Road

Barton Under Needwood, Burton-on-Trent, DE13 8JP



Offered with NO ONWARD CHAIN, this well-presented semi-detached bungalow on Westmead Road is ideal for those looking to downsize. Perfectly positioned in the heart of Barton under Needwood, it's just a short walk from the village centre and its excellent local amenities.

£275,000

John German

This bungalow on Westmead Road enjoys a fantastic village setting. Barton under Needwood offers a wide range of amenities including shops, post office, public houses, doctors' surgery, pharmacy, eateries, sports clubs, Barton Marina and schooling at all levels including the highly regarded John Taylor High School. There are excellent transport links via the A38 to Burton, Derby, Lichfield, Birmingham and the A50.

To the front, the property boasts fantastic kerb appeal with a large block paved driveway for off road parking. The driveway leads onto to the single garage, accessed by double doors to the front and equipped with power and lighting throughout.

As you enter through the side door, the property opens up into the entrance hallway, which gives access to living room, bedrooms and shower room. The living room is a fantastic size and enjoys a large window to the front, flooding the room with natural light and a featured fireplace.

This leads onto the fitted kitchen which features matching wall and base units with worktops over, eye level oven, induction hob with cooker hood above, plumbing for washing machine, space for fridge freezer and door leading onto the conservatory. The conservatory is also a brilliant size, spanning across the entire width of the property, with patio doors leading to the rear garden and an internal door to the garage.

The bungalow has two spacious bedrooms, both of which enjoy built-in wardrobes with sliding mirrored doors. Both bedrooms also share the shower room, which hosts an enclosed shower cubicle, wash hand basin and w/c.

The rear garden is a private and peaceful space, mainly laid to lawn with mature shrub borders and enclosed by wooden fencing. A patio area provides the ideal spot for outdoor seating.

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/>

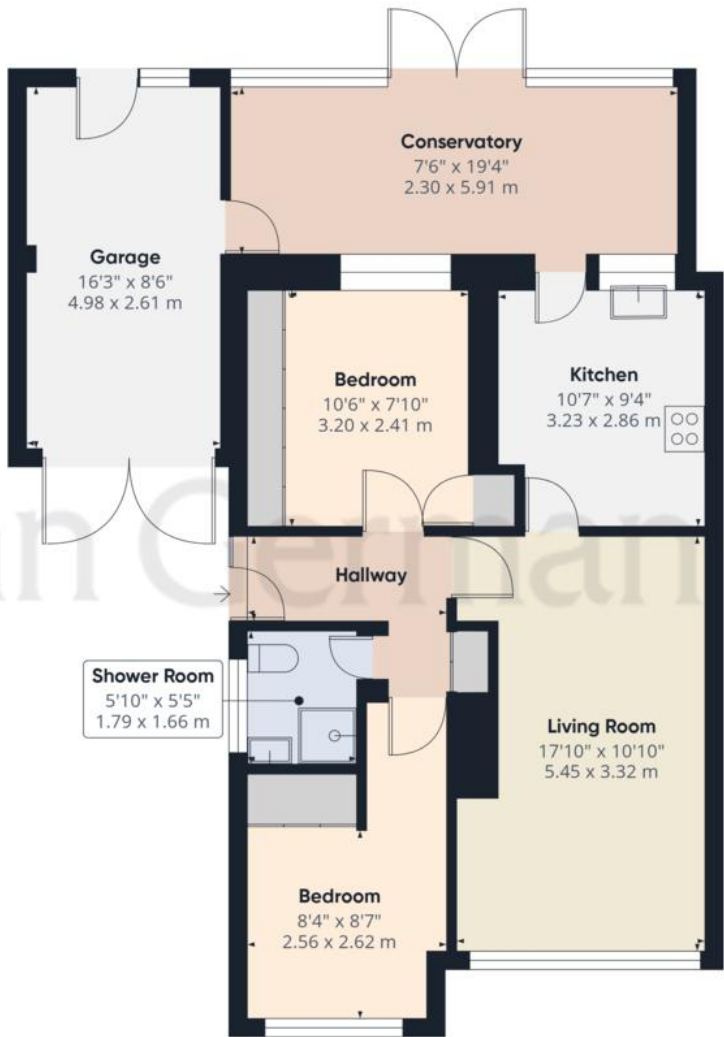
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

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

Our Ref: JGA/17072025

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Approximate total area^m
855 ft²
79.5 m²

(1) Excluding balconies and terraces.

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		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

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 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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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.

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