



32 Willow Road, Barton-under-Needwood

Willow Road offers the perfect opportunity for your growing needs in the heart of Barton-under-Needwood. With fantastic village life, and great schools nearby, this extended family home starring a new kitchen shows the best of what your life could be like in this well-connected location.

The property benefits from a driveway with space for up to 4 cars and has gated access to the low maintenance rear garden, being mainly astroturf, with a patio area to the rear currently housing a garden shed. Upon entering the property, you are welcomed by the living room, with a storage cupboard and stairs to the first floor. The living room leads through to the kitchen diner which has been designed with a range of storage solutions to

busy family's needs. Featuring full height pantry cupboards, pull out larder cupboards, integrated full height freezer, integrated full height fridge, integrated dishwasher, 2 integrated ovens, a stylish breakfast bar with seating for 3 and an Emily Ward backsplash. Past the kitchen, there is a small utility room with space for a stacked washing machine and tumble dryer. In addition to this, there is a versatile fourth bedroom which could be used as an office or additional family room. The ground floor accommodation is served by a shower room.

To the first floor there are three bedrooms and a family bathroom. The second bedroom has built in wardrobes and the third bedroom (currently being used as a dressing room)

offers the perfect space for a young child or an office.

Willow Road is conveniently located in Barton-under-Needwood, which has a strong community feel. The property is located with John Taylor High School less than half a mile away with the John Taylor Free School being less than 3 miles away as well as the Thomas Russell junior and infants' schools less than half a mile away. Barton has a range of boutique shops, pubs and eateries as well as a GP surgery. Barton is also home to Barton Marina and is in close proximity to Lichfield and Burton-on-Trent for further public transport access. Barton has strong road connections with the A38 and being close to the M42 and the M6 Toll.



- 4 Bedroom semi-detached family home
- Driveway with space for 4 cars
- Low Maintenance rear garden
- Popular Barton-under-Needwood Location
- Ground floor shower room
- Stunning Family Dining Kitchen
- Reception Room/Bedroom Four
- Utility Room
- Walking Distance to Village Centre
- 'Outstanding' School Catchment
- Well Placed for Amenities, Commuter Routes & Rail Travel





Lounge (4.91x4.04)

The lounge greets you to this property with a built in storage cupboard with a large window to the front overlooking the impressive driveway which has space for up to 4 cars. The lounge provides access to the first floor as well as leading through to the kitchen diner, which is undoubtedly the heart of the home.

Kitchen diner (5.00x5.00)

The kitchen diner, having been renovated in October 2025 features a range of modern storage solutions and a range of integrated appliances including full height fridge and a full height freezer. There is a stylish breakfast bar with added storage and seating and an artistic Emily Ward back splash. The kitchen continues round the corner with a utility space which has additional storage and space for stacking washing machine and tumble dryer. The utility area offers a door to the garden.

Bedroom 4 (2.81x2.75)

Bedroom 4 offers a flexible layout to the ground floor with the opportunity to create an additional family living area.

Shower Room (1.90x1.79)

The ground floor accommodation is served by a modern shower room.

Landing

The landing provides access to all of the first floor accommodation and has a window to brighten up the space.



Bathroom (1.80x1.65)

The family bathroom features a three piece suite comprising of wash hand basin, WC and a bath.

Bedroom 2 (3.04x3.00)

The second bedroom of the property has built in wardrobes and overlooks the rear garden.

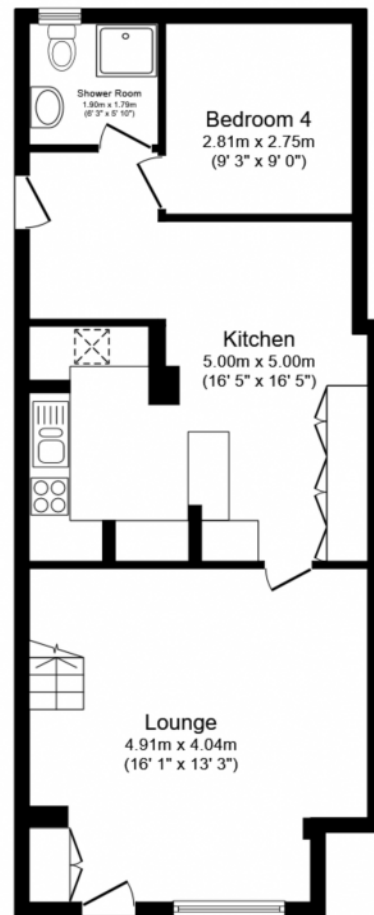
Master Bedroom (3.69x3.05)

The master bedroom has plenty of space for all of your furniture and has a large window to let in lots of natural light.

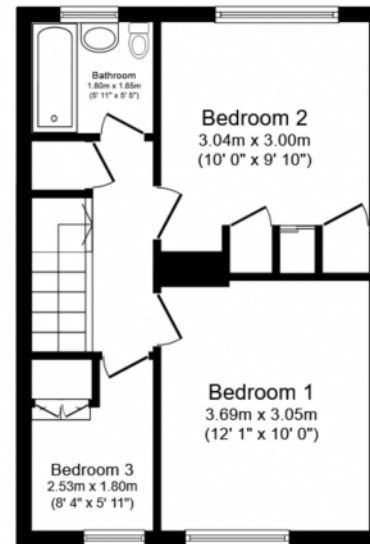
Bedroom 3 (2.53x1.80)

The third bedroom is currently being used as a dressing room, with built in wardrobes, but offers the perfect flexible space for young children or a home office.





Ground Floor



First Floor

Total floor area: 99.4 sq.m. (1,070 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Outside

Willow Road offers a driveway with space for up to 4 vehicles to the front of the property and has a low maintenance rear garden being mainly astro-turf with a patio area to the rear, currently housing the garden shed.

Location

Barton-under-Needwood is a fantastic village location, offering great transport links, a strong sense of community and a range of amenities including local pubs, shops, and medical services. The property is less than half a mile away from the Thomas Rusell Junior and Infants schools as well as John Taylor for secondary school aged children.

General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.

Ph SW 04/02/2022