

# Church Lane

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

John   
German





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£340,000

Situated on the sought-after Church Lane in Barton Under Needwood, this charming three-bedroom semi-detached home combines character features with modern comforts, making it ideal for families or those seeking a welcoming village lifestyle.



Upon entering, you are greeted by a spacious hallway with understairs storage, leading to both the kitchen and reception areas. The front living room is a highlight, featuring a traditional bow window and a log burner, creating a cosy yet generous space. Flowing seamlessly from here is the dining area, perfect for a large family table and additional furnishings. To the rear, a conservatory offers a lovely spot to enjoy garden views throughout the seasons.

The kitchen has been thoughtfully designed with wooden wall and base units, a Belfast sink with mixer tap, integrated fridge freezer, eye-level double oven, induction hob, and extractor fan. With units on both sides, it provides excellent storage and plenty of worktop space, along with direct access to the rear garden.

Upstairs, the landing hosts a storage cupboard and leads to the family bathroom, complete with bath with shower over, WC, and wash basin. The rear double bedroom benefits from views across the garden and surrounding woodland, while the master bedroom offers generous proportions and a stunning bow window with views towards Barton St. James Church. The third bedroom is versatile and would suit use as a nursery, single bedroom, study, or hobby room.

Outside, the private rear garden features both patio and lawn, providing a tranquil space to relax or entertain. The property also benefits from a garage, currently used for storage, and off-road parking via a shared driveway, having an electric charger.

This home has been beautifully maintained and tastefully decorated throughout, offering a modern interior while retaining its character charm.

The property enjoys an excellent position within Barton Under Needwood, a highly regarded Staffordshire village known for its strong sense of community and excellent amenities. The village offers a range of shops, pubs, cafés, and a medical centre, alongside highly sought-after schools including John Taylor High School. Outdoor enthusiasts can enjoy walks along the Trent and Mersey Canal or nearby Barton Marina, with its restaurants, cinema, and boutique shops. Convenient road links provide easy access to Lichfield, Burton upon Trent, and the A38 for travel further afield.

**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. The property was affected by storm Dennis in 2020 due to a blockage in the brook, this has now been resolved.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband and 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](http://www.gov.uk/government/organisations/environment-agency)

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

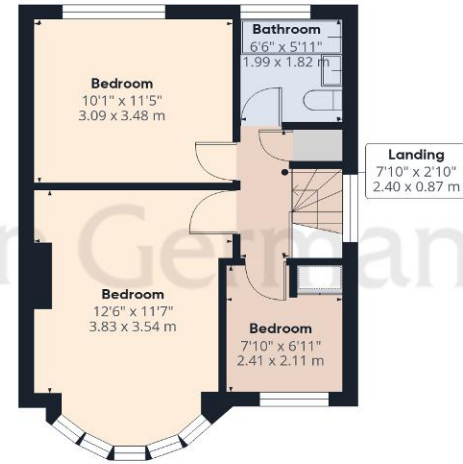
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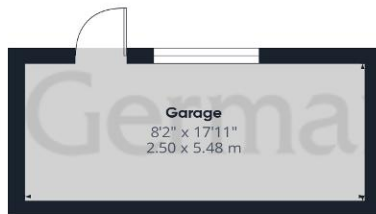




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1019 ft<sup>2</sup>  
94.7 m<sup>2</sup>

**Reduced headroom**

6 ft<sup>2</sup>  
0.6 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.

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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.

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.

We are required by law to comply fully with The Money Laundering Regulations 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 the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 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.

## Referral Fees

**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.

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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