



John German



This lovely village home impresses throughout extended with plenty of living space with a large porch, hall, breakfast kitchen, lounge & a superb dining room with skylights opening out to gardens, three bedrooms, bathroom, drive & landscaped rear gardens, in a well sought after village with John Taylor Catchment

£265,000

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Set in the well sought after village of Barton under Needwood is this superb semi detached ideal for a family or downsizer being well presented throughout and ready to move. It is just a short walk to schools for all ages and the wide range of village amenities including a choice of pubs, wine bars, cafes, shops, doctors, pharmacy, boutique stores plus Barton Marina. The village is well situated for countryside walks and has excellent transport links via the A38 to the cathedral city of Lichfield with excellent train services, Birmingham, Burton-on-Trent, Derby, Nottingham and beyond.

This extended property is set behind a gravelled frontage with a side door opening into a good size porch ideal for coats and shoes. The hall has two fitted storage cupboards plus stairs to the first floor.

The breakfast kitchen has views to front is well appointed with modern units and worktops, space for a range style cooker and further appliances plus a breakfast table.

The lounge offers an ideal space to relax opening through to the highlight of the ground floor which is the impressive dining room that has skylights and doors opening out to the garden.

To the first floor there are three bedrooms and a superb modern shower room. Bedroom one has fitted wardrobes and views to the front, bedroom two overlooks the rear and has fitted wardrobes while bedroom three is an ideal single bedroom or home office.

The rear gardens have been landscaped with a paved terrace, shaped lawns and raised borders.

A shared drive with one neighbour gives access to a gravelled drive and side access leads around to the rear garden.

**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

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** Fibre

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 B

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

**Our Ref:** JGA/06012026

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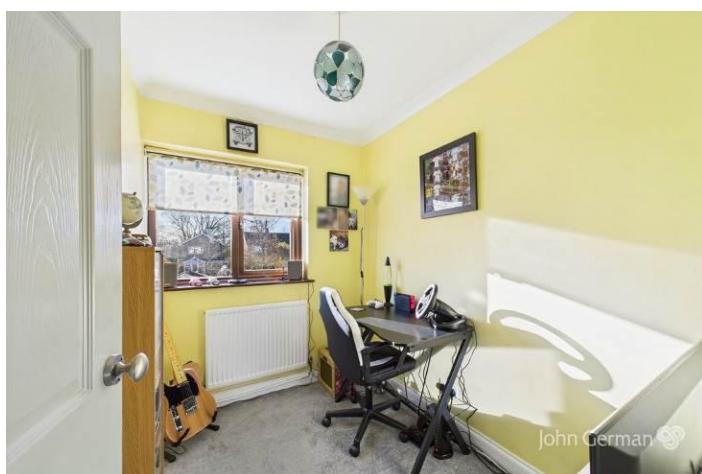
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#### Agents' Notes

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