

Collinson Road

Barton under Needwood, DE13 8JL

John German





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£375,000

This lovely home features a stunning modernised interior just a stone's throw from the village centre, pubs and shops. Featuring a light and spacious lounge, amazing extended open plan kitchen/dining/living room with a log burner and bifold doors, three bedrooms, shower room and garden with a tree lined aspect to rear.

This superb home offers a stunning interior, renovated and modernised, and ready to move into. The property is situated in a lovely position at the end of Collinson Road with a generous block paved drive, just a short walk from cafes, pubs and shops in the village centre.

The contemporary front door opens into a welcoming hall with quality flooring leading through to the highlight of the house, which is a stunning open plan kitchen/dining/living room with bifold doors seamlessly connecting the inside and outside space. The kitchen area is well appointed with a range of units, integrated oven, hob and dishwasher, and an island with extra cupboard and work surface space. There is plenty of space for dining table. The living area features a log burner adding a cosy feel. Bifold doors open out to the rear garden and the roof lantern adds extra natural light. There is a handy under stairs utility and cupboard.

The lounge with views to front offers an ideal space to relax. Also off the hall is a modern refitted guest WC.

On the first floor, the landing has two excellent storage cupboards and gives access to three bedrooms -two doubles and one single-as well as a modern shower room.

The rear garden features a paved terrace and artificial grass for easy maintenance.

Agents note: The property is link detached.

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: 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 D

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

Our Ref: JGA/27042026

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.

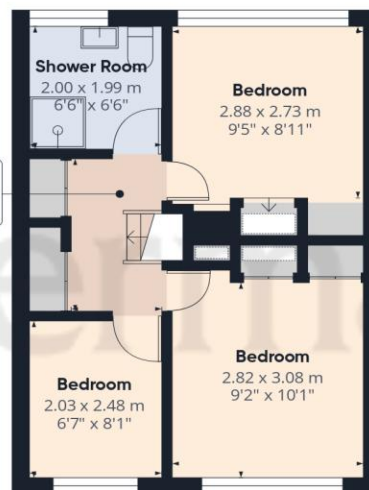
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

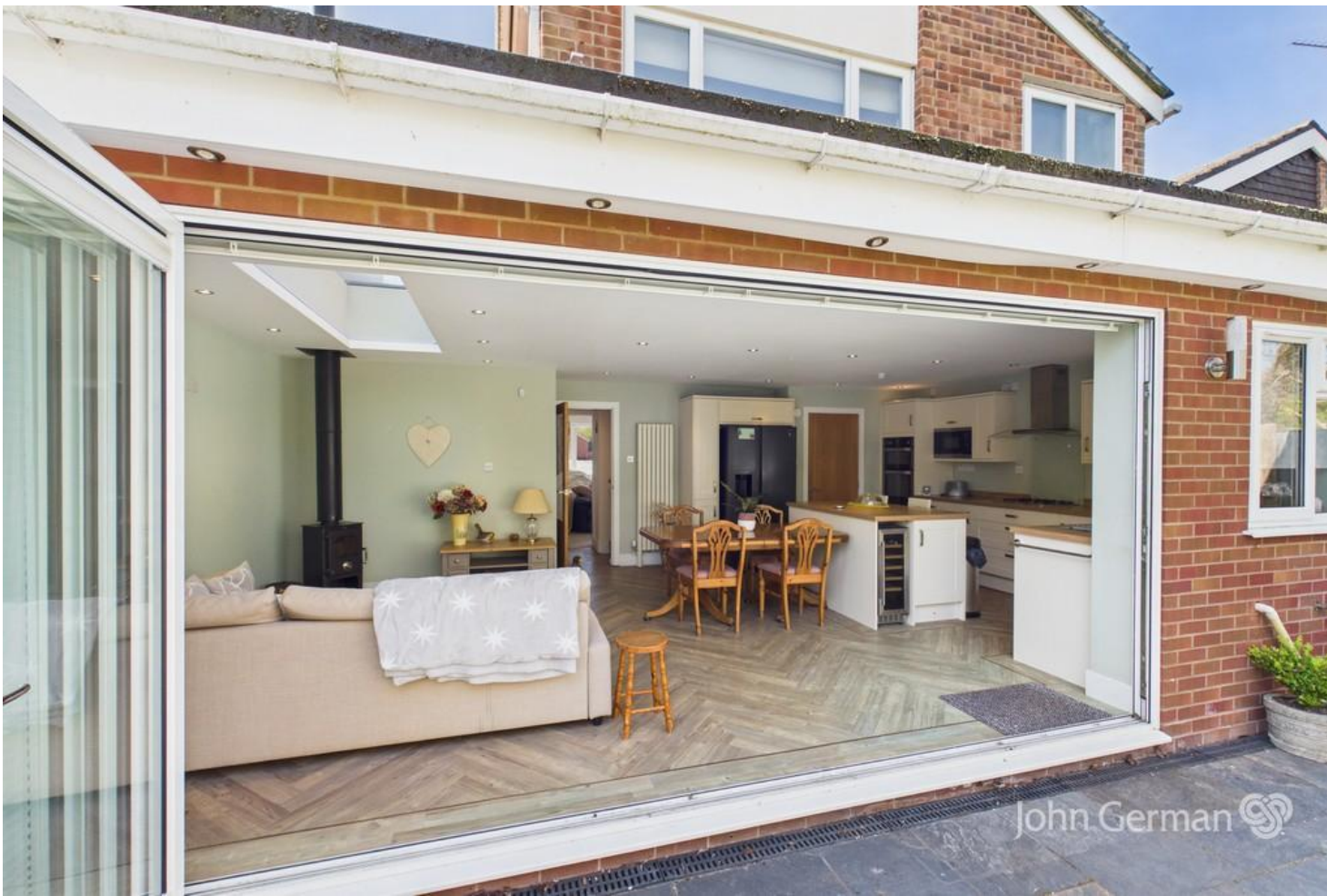
94.2 m²

1013 ft²

(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.

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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.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

barton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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