

28 St James Road, Barton under Needwood, DE13 8HY

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Set in the heart of this desirable village is this three bedroom semi detached home, offering well presented accommodation and a generous garden plot with plenty of potential to extend. Having been maintained to a superb standard throughout, the property offers ideal accommodation to suit a young family, downsizer or first time buyers, being set in a prime location with excellent amenities and schools within walking distance. The property overlooks a pleasant cul de sac aspect to the front, where manicured gardens offer potential to add parking if desired. To the ground floor, there is a spacious hallway leading into a dual aspect living and dining room and to a separate modern breakfast kitchen, with three bedrooms to the first floor serviced by a three piece family bathroom. To the rear, the immaculate gardens extend to an excellent size and enjoy a sunny west-facing aspect alongside an attractive variety of planting and foliage and a useful outbuilding. The property is serviced by mains gas central heating, double glazed windows and mains drainage.

The property benefits from a desirable address on the peaceful rural outskirts of Barton under Needwood, with superb amenities, 'Outstanding' schools and local commuter routes all within easy reach. This desirable rural community is home to coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practice, and a stunning Tudor church. Holland Sports club lies in the heart of the village and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more, and the local centres of Burton on Trent and the Cathedral City of Lichfield both more comprehensive leisure and shopping facilities including an assortment of supermarkets, shops, gyms and golf clubs. The village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Primary and John Taylor High School, with the John Taylor Free School also being within a short drive. Well placed for commuters, rail travel to Birmingham, Derby and London can be found in Burton and Lichfield, the commuter roads of A38, A50 and M6 Toll are all within a short drive and the property is a short drive away from the International airports of East Midlands and Birmingham.





- **Semi Detached Home in Desirable Village**
- **Well Presented & Maintained Throughout**
- **'Outstanding' School Catchment**
- **Spacious Living & Dining Room**
- **Breakfast Kitchen & Entrance Hall**
- **Three Bedrooms & Family Bathroom**
- **Beautifully Tended Front Gardens**
- **Potential to Extend/add Parking**
- **Generous West Facing Gardens with Outbuilding**
- **Ideal Downsize/First Time Buy**
- **Walking Distance to Village Amenities**
- **Mains Gas Central Heating & Double Glazed Windows**

Entrance Hall 2.14 x 2.02m (approx. 7'0 x 6'7) the front door opens into this spacious hallway, having stairs rising to the first floor with a window to the side, storage beneath the stairs and doors opening into:

Living/Dining Room 6.23 x 3.0m (approx. 20'5 x 9'10)
A good sized reception room having a bay window to the front, a French door with full height panels to the rear aspect and a gas fireplace. Fitted recessed shelving and fitted storage has feature lighting, there is ample space for a dining area as well as the lounge, and a serving hatch opens through to the kitchen

Breakfast Kitchen 4.24 x 2.68m (approx. 13'10 x 8'9)
A modern range of wall and base units house an inset sink with side drainer, as well as spaces for a fridge freezer, a single oven and a washing machine. Windows to two sides provide plenty of natural light, there is space for a dining table and chairs to one side and a door opens out to the immaculately tended rear gardens





Stairs rise to the first floor **Landing**, where there is a window to the front and doors open into:

Master Bedroom 3.37 x 3.26m (approx. 11'0 x 10'8)
A spacious double room having a window to the rear aspect. The wardrobes are available by separate negotiation

Bedroom Two 2.8 x 2.17m (approx. 9'2 x 7'1)
A window faces the rear and there is a double fitted wardrobe

Bedroom Three 2.8 x 2.17m (approx. 9'2 x 7'1)
With a window to the front and a fitted cupboard

Bathroom 2.9 x 1.47m (approx. 9'6 x 4'10)
Comprising a modern suite having pedestal wash basin, WC and bathtub with shower unit over, with tiled splash backs and two obscured windows

EPC in Progress







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Property For Sale:

Floor Area: 840 ft²









Outside

The property enjoys a peaceful setting to the rear of the village church, being just minutes' walk from the excellent amenities Barton under Needwood has to offer. A gate opens to the front aspect where there is a beautifully maintained fore garden laid to lawns and neatly stocked borders, presenting potential to create off road parking if desired

West Facing Garden

Extending to a superb size, the rear garden is again immaculately tended and laid to raised borders, shaped lawns and a variety of foliage and mature trees. A paved terrace offers a pleasant space to enjoy the peaceful village setting, there is exterior power, lighting and water and a useful brick **Outbuilding** 3.05 x 1.48m (approx. 10'0 x 4'10) offers exterior storage. The shed is as separate negotiation in the sale

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Ph 29.09.2026