

# Collinson Road

Barton Under Needwood, DE13 8JJ



John German 



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This link detached home is perfectly placed for the village centre, offering a superb family home, with John Taylor catchment. The spacious ground floor layout includes a lounge, kitchen/diner and garden room. Upstairs are three bedrooms and a modern shower room. Driveway and garage.

NO UPWARD CHAIN

£355,000



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This is a superb home ideal for a family or a downsizer not wanting to compromise on living space. Set in a lovely village location just a short stroll from shops, schools, doctors, pharmacy, a choice of pubs, places to eat and countryside walks. This really is an ideal contender for any buyer.

Set behind a drive with a carport leading to the garage which has a side door opening into the hall. To the front is a full width lounge with fireplace and views of the close. Across the hall is a fantastic modern kitchen/diner with two doors opening into a lovely garden room, featuring a high ceiling with window and doors opening out to the garden.

To the first floor there are two double bedrooms and a single bedroom, plus a well-appointed modern shower room.

**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 & garage

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

**Our Ref:** JGA/12092025

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Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>  
986 ft<sup>2</sup>  
91.7 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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