

Lichfield Road

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

John German



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Guide Price £269,500

Characterful semi-detached cottage with canal-side setting and generous gardens.

This charming and characterful semi-detached cottage offers a wonderful blend of period features and practical living space, set within generous gardens and enjoying a particularly appealing position close to the canal and within easy reach of Barton Marina. The property is approached via a driveway providing off-road parking for approximately three vehicles and sits well back from the A38, offering a sense of privacy while remaining conveniently located for transport links and nearby amenities.

Upon entering the property, the ground floor accommodation centres around a welcoming living room, a warm and inviting space enhanced by attractive exposed beams and a feature log-burning stove set within a brick surround, creating a cosy focal point. This room provides ample space for seating and relaxation. To the rear of the property, the kitchen is fitted with a range of wall and base units complemented by tiled splashbacks and offers a practical layout for everyday living. Integrated appliances include a fridge, freezer and dishwasher, alongside a five-ring gas hob with extractor fan over and an eye-level double oven. Leading directly off the kitchen is a pleasant sunroom, providing an additional reception area that enjoys views of the garden and creates a lovely space to relax, dine or entertain while making the most of the natural light. Also located on the ground floor is a convenient cloakroom comprising a WC and hand wash basin.

Stairs rise to the first floor where the main bedroom is a particularly generous double room, comfortably accommodating a large bed along with additional bedroom furniture. Positioned off the main bedroom is the bathroom, which is fitted with a walk-in shower, WC and hand wash basin, with the added benefit of useful cupboard storage. Also on the first floor is a further room currently arranged as a dressing room. This versatile space could equally lend itself well to use as a nursery, study or home office depending on a purchaser's needs.

Externally, the property continues to impress. The gardens are beautifully arranged and generous in size, offering several distinct areas ideal for outdoor seating, entertaining and enjoying the surrounding setting. A detached garage is positioned within the grounds and has been temporarily converted by the current owners to provide additional accommodation currently arranged as a double bedroom with a bathroom off. Prospective purchasers should note that the vendors do not hold building regulations approval or associated documentation for this conversion, and the space may therefore suit a variety of alternative uses subject to any necessary consents.

One of the most appealing aspects of the property is its proximity to the canal. The home enjoys canal views and benefits from a rear gate providing direct access to the canal towpath, making it ideal for walking, cycling and enjoying the waterside setting. Barton Marina, with its range of restaurants, shops and leisure facilities, is also located just a short distance away.

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 flooding in 2024, please ask the office for further details.

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: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

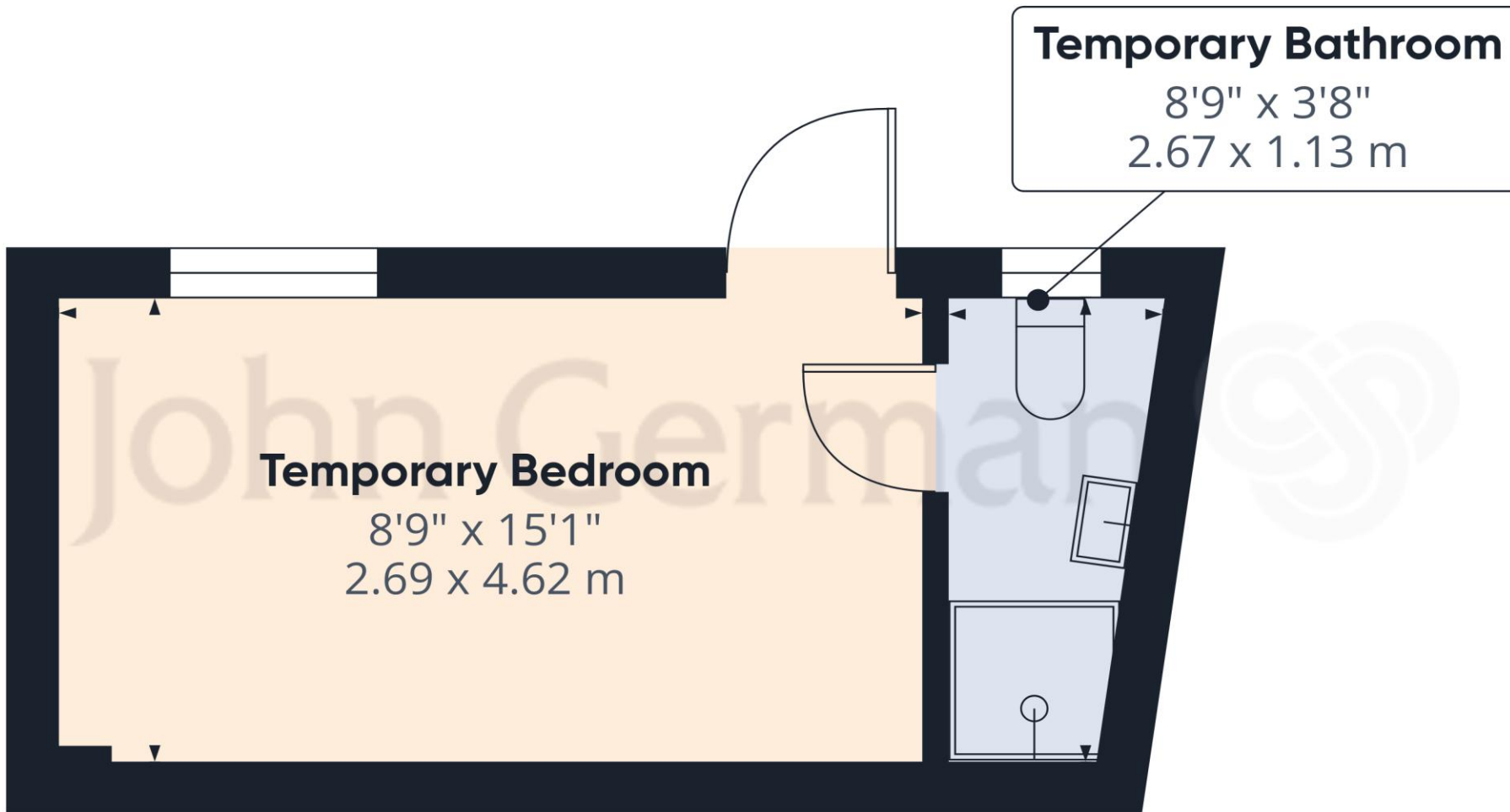
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A

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

Our Ref: JGA/16032026







Approximate total area⁽¹⁾

165 ft²
15.3 m²

(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.

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		
69-80	C		
55-68	D	57 D	77 C
39-54	E		
21-38	F		
1-20	G		

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