



10 Collinson Road, Barton under Needwood, DE13 8JJ



Ideally located on a quiet cul de sac with an open aspect to the front is this semi detached three bedroom home with a west facing garden, also having planning permission for a double storey extension already in place. Offering already extended interiors, the property already presents an ideal refurbishment project, with the addition of planning consent to create an open plan living and dining kitchen, a larger hallway, and a fourth en suite bedroom. The entrance hall opens into a spacious front facing lounge and to the living/dining kitchen, with a rear hall, study/occasional bedroom and shower room also set to the ground floor. To the first floor, three bedrooms, two being good sized doubles, are serviced by a family bathroom. Outside, there is parking to both the private driveway and a single garage, and a well tended garden extends to the rear aspect enjoying a sunny westerly aspect. The property is serviced by mains gas central heating and double glazed windows.

The property benefits from peaceful setting towards the end of this popular cul de sac, enjoying a prime location with superb amenities, Outstanding schools and local commuter routes all within a short walk. 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 village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Infants, Primary and John Taylor Secondary. The local centres of Burton on Trent and the Cathedral City of Lichfield both more comprehensive leisure and shopping facilities as well as rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll are within easy reach and the village is ideally placed for travel to the international airports of East Midlands and Birmingham.



- Extended Semi Detached Home
- Planning Granted for Two Storey Extension
- Peaceful Cul de Sac Setting
- Open Plan Family Dining Kitchen
- Spacious Lounge & Entrance Hall
- Rear Hall/Boot Room & Shower Room
- Study/Bedroom Four
- Three Bedrooms & Family Bathroom
- Single Garage & Ample Parking
- West Facing Rear Garden
- Walking Distance to Village Amenities
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Amenities

**Entrance Hall** 3.52 x 1.84m (approx. 11'6 x 6'0)  
A UPVC door opens into the entrance hall, having stairs rising to the first floor, a fitted storage cupboard and doors opening into:

**Lounge** 5.0 x 3.3m (approx. 16'5 x 10'9)  
A spacious reception room having twin windows to the front aspect overlooking woodlands

bordering one of the village parks

**Open Plan Family Dining Kitchen** 4.98 x 4.62m (approx. 16'4 x 15'1)

An extended space having French doors opening out to the rear garden and ample space for both living and dining areas. The Kitchen is fitted with a range of cream wall and base units with wood effect work surfaces over, housing an inset sink, space for a washing machine and an integrated oven with gas hob over. a door opens out to the **Rear Hall/Boot Room** 1.86 x 1.7m (approx. 6'1 x 5'6) which currently houses space for a fridge freezer and has a door opening out to the rear garden.

**Study/Bedroom Four** 2.24 x 2.21m (approx. 7'3 x 7'2)

A versatile home office or occasional bedroom, having a window to the side

#### **Shower Room**

Fitted with pedestal wash basin, WC and shower, with tiled walls and an obscured window to the side







Stairs rise to the first floor **Landing**, where there is access to the loft and doors opening to a double wardrobe and to the **Airing Cupboard** which houses the boiler. Doors open into:

**Master Bedroom** 3.2 x 2.86m (approx. 10'5 x 9'4)  
A spacious double bedroom having a window to the rear and a double fitted wardrobe

**Bedroom Two** 3.3 x 2.87m (approx. 10'10 x 9'4)  
Another double room having a window to the front and a double fitted wardrobe

**Bedroom Three** 2.47 x 2.05m (approx. 8'1 x 6'8)  
With a window to the rear

**Bathroom** 2.01 x 1.7m (approx. 6'7 x 5'6)  
Comprising a white suite having pedestal wash

basin, WC and bathtub with shower unit over, with tiled walls and an obscured window to the rear

**Please Note:** We understand that prior to our vendor's ownership the property suffered light flooding in February 2020 during a freak storm due to an obstruction in the local brook. Our vendor purchased the property in 2023 and has not experienced any issues during ownership.

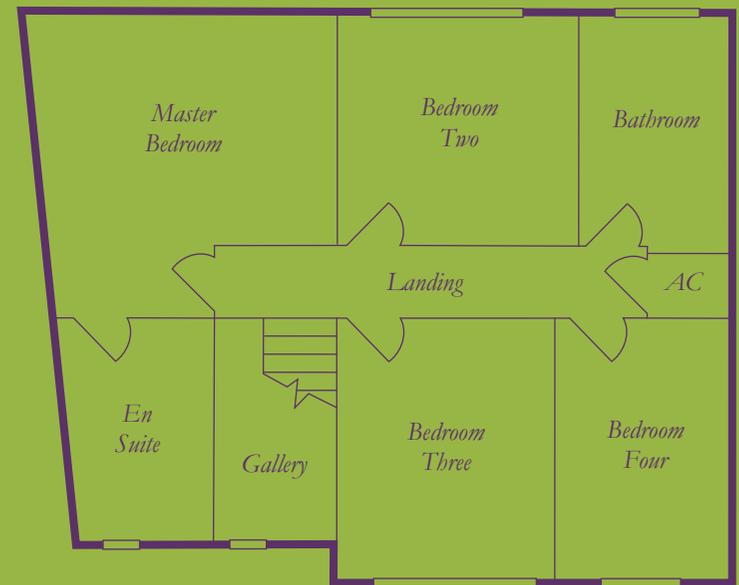
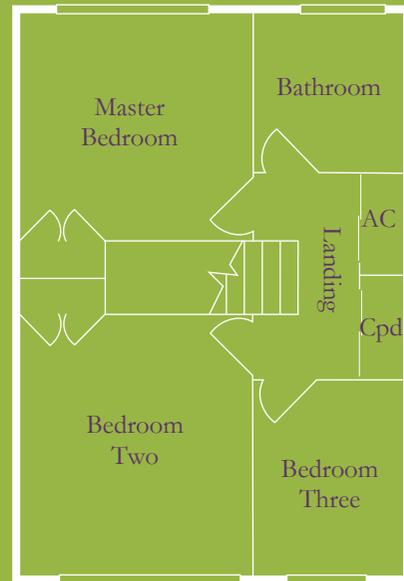
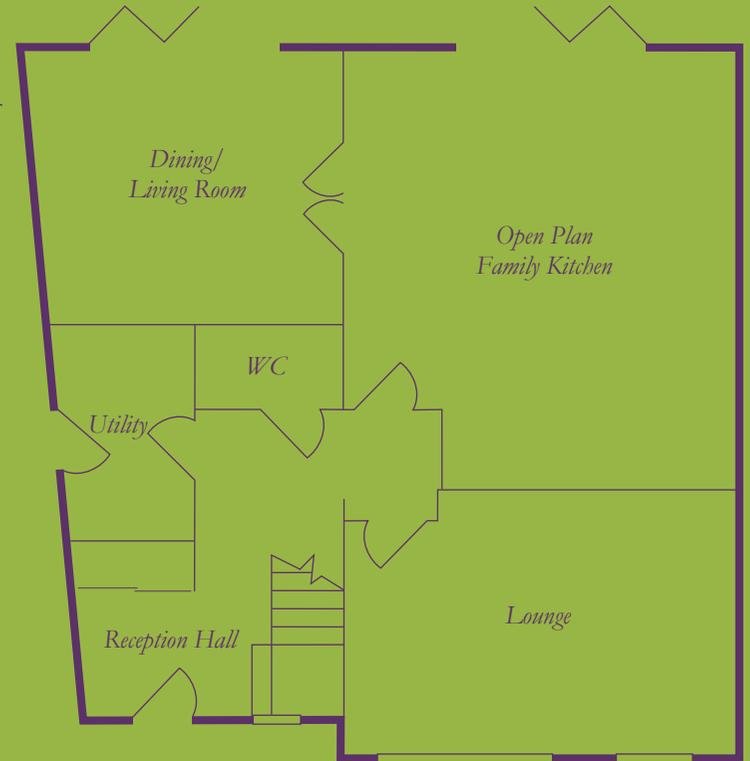
EPC in  
Progress



Existing  
Floor Plans



Proposed  
Floor Plans





### Outside

The property is set on the peaceful cul de sac of Collinson Road, having a village park opposite which provides footpath access into the centre of the village. There is parking for three vehicles to the front aspect as well as well tended fore gardens, and a manual entrance door opens into the Single Garage, which also has access into the rear garden

### West Facing Rear Garden

Extending to a good size, the rear garden is laid to a paved terrace and lawns edged with neatly stocked flower beds. There is exterior lighting and water, and the garden shed is included in the sale

Planning Ref: P/2025/00237



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**Measurements:** Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

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