

# St. James Road

Barton-under-Needwood, DE13 8HY

John German









# St. James Road

Barton-under-Needwood, DE13 8HY

£220,000

This very impressive first floor flat offers a superb home, beautifully presented and refitted with three generous bedrooms, including master with ensuite, a light and spacious living/dining room, lovely kitchen, drive and gardens, with John Taylor catchment.

John Gorman

This stunning apartment offers an impressive and spacious home with a garden, ideal for a family or downsizer, being well presented throughout and ready to move into. It is perfectly placed just a short walk from the village centre. The sought-after village of Barton-under-Needwood boasts a wide range of amenities including schools for all ages, a choice of pubs, wine bars, cafes, shops, doctors, pharmacy, boutique stores, plus Barton Marina. The village is well situated for countryside walks and has excellent transport links via the A38 to the cathedral city of Lichfield with excellent train services, Birmingham, Burton-on-Trent, Derby, Nottingham and beyond.

Set behind block paved drive with a useful carport (buyers should check its suitability for their needs), a useful brick outhouse, and an external staircase to the front door, which opens into a spacious hall decorated in white, with doors leading off. The lounge/diner is a light filled room with plenty of space for sofas to relax and a dining table for family meals, with views of the cul-de-sac, and a media style unit with cupboards either side giving a modern look. The kitchen is immaculate and has been refitted to include units, integrated oven and hob, with space for further appliances. There are two double bedrooms on this floor, both sharing a well appointed modern shower room. A loft conversion has created a lovely master bedroom with fitted wardrobes and an ensuite (we are awaiting copies of building regulations for the loft conversion). There is shared access to a lovely low maintenance garden, mainly paved with a pergola and a prefab workshop, making an ideal hobby/storage space.

**Tenure:** Leasehold – lease commenced 27th May 2003 with a 125 year term.

Ground rent currently £10 per annum. Service charge currently £17.96 per annum.

(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 & carport

**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 A

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

**Our Ref:** JGA/28012026

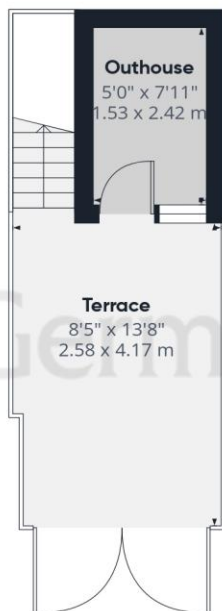
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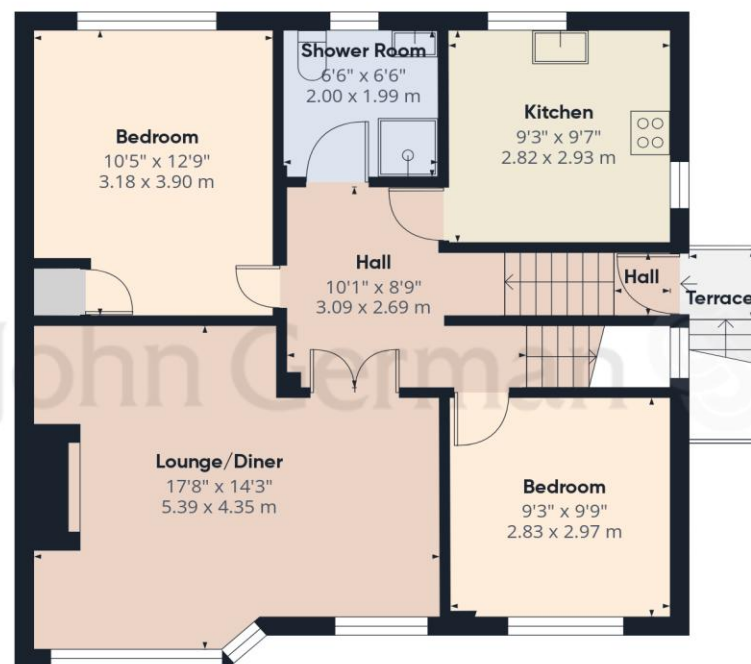




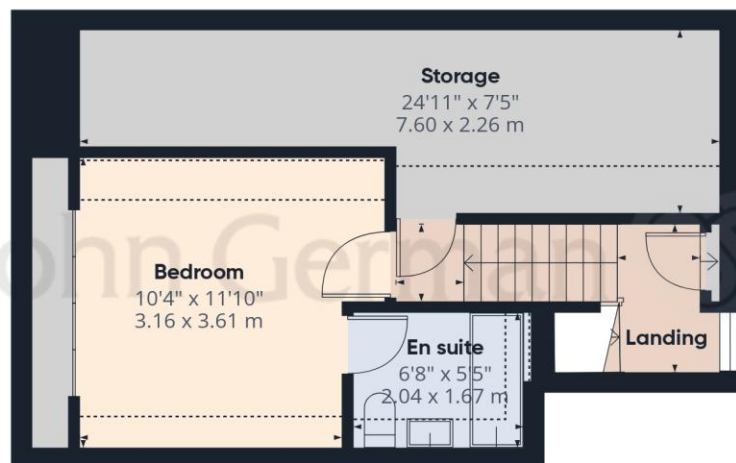




Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

1125 ft<sup>2</sup>

104.5 m<sup>2</sup>

**Balconies and terraces**

149 ft<sup>2</sup>

13.8 m<sup>2</sup>

**Reduced headroom**

176 ft<sup>2</sup>

16.4 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





### 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.

**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	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### John German

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