

Sunnyside, Bell Lane

Barton under Needwood, DE13 8AE





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£499,950

This charming spacious character cottage offers a superb home with a large kitchen/diner, lounge with log burner, study, large conservatory, four bedrooms, pretty part walled garden and driveway. Set in a secluded yet central village location just a short stroll from shops, cafes, pubs and amenities.

John German 

Situated on the lovely Bell Lane just off the Main Street is this superb cottage, capable of being a spacious home for a family with schools close by, or that charming village home for a downsizer still wanting plenty of space.

The house is less than a minutes walk to the vibrant village centre with a Co-op, boutique stores, cafes and bars, together with excellent schools, plus Barton Marina with its cinema just a short distance away.

There is a gravelled drive providing ample parking with beautiful established Wysteria and a gate opening into the pretty gardens. A winding path leads to the front door, with shaped lawns and borders, together with a paved terrace ideal for garden furniture.

The porch opens into a very spacious kitchen/diner, a superb room for families or for entertaining. The kitchen is well appointed with plenty of cupboards, space for a large dining table, wood effect flooring and a window framing views to front. The staircase with glass panelling adds a contemporary look, with a useful understairs cupboard and doors leading off.

To the front is a light lounge with a log burner and French doors opening out to the garden. To the rear is a large conservatory ideal for a range of uses. Off the conservatory is a useful utility room with additional appliance space, guest WC and door to a side entry which is currently used as extra storage.

Completing the ground floor is a home office/study, perfect for those that work from home and want a separate space.

To the first floor, the landing has doors leading off to four bedrooms and the family bathroom which has been stylishly refitted with a four piece suite. The master bedroom is a generous double with fitted wardrobes and bedroom two has mirrored wardrobes and an ensuite shower room.

Barton under Needwood is a pretty village, popular for its schools, with countryside close by, combined with excellent transport links. The nearby city of Lichfield has excellent train services with London connections.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: The house is in Barton under Needwood's Conservation Area.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

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 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 E

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

Our Ref: JGA/27052026

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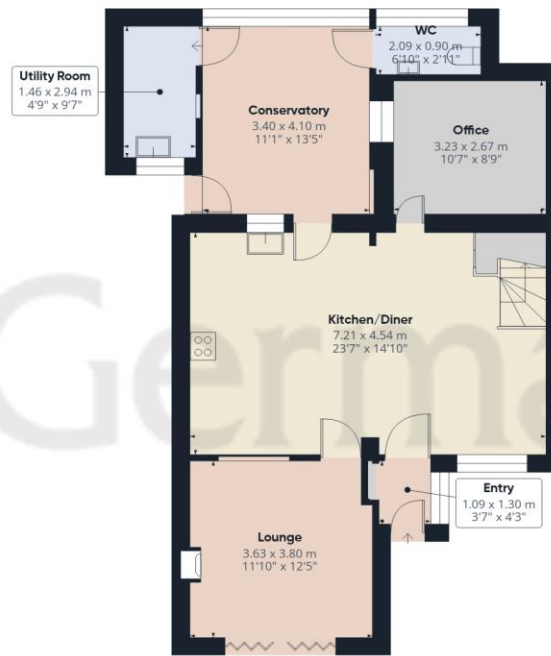












Ground Floor

Approximate total area⁽¹⁾

127.6 m²

1374 ft²



Floor 1



(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.

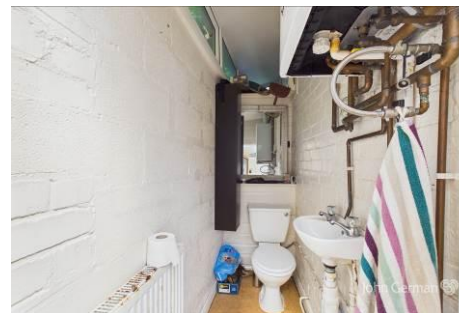
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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