St. James Road

Barton-under-Needwood, Burton-on-Trent, DE13 8HZ







Offered with no upward chain, this traditional semi is ready to be modernised offering an exciting opportunity to buy a project property in a highly regarded village, with a hall, spacious lounge, kitchen with pantry, two double bedrooms, drive, garage and gardens

£200,000

John German

Perfectly placed close to the centre of the village with its charming main street and amenities including a choice of pubs, bars, cafes, bakery, Co-Op store, doctors and pharmacy together with sought after schooling, Barton under Needwood is a superb location.

This property is ideal for those seeking a house they can modernise and put their own stamp on.

Set behind a front garden with a drive, side access to rear and a door into the hall where stairs and doors lead off.

The lounge/diner is a spacious room with a fireplace with views to the front and rear. The kitchen is fitted with a range of units with space for appliances and a useful pantry with shelving.

The landing has an airing cupboard and doors to the two bedrooms - the main bedroom is a large double with two windows framing views to front while across the landing is a good sized second double bedroom and the bathroom that is in need of modernising.

To the rear there is a good size garden ready to landscape in your own style.

Available with the benefit of no chain.

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
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric storage heating
(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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/10112026

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.




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AWAITING EPC MEDIA

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Agents' Notes

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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.