

Brookside Road

Barton-under-Needwood, DE13 8JW

John German



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£250,000

This spacious semi-detached is ideally situated just a short walk from the village centre and John Taylor Academy. Set behind a large front garden with garage to side. Accommodation includes hall, lounge, dining room, kitchen, conservatory, three bedrooms and family bathroom. For sale with no chain.



This village home is available with the advantage of no upward chain. Recently painted throughout, making it comfortable to move into, yet with plenty of potential to modernise in your own style.

The property is set behind a large front garden and a gravelled drive leading to the garage.

The front door opens into a welcoming entrance hall with stairs to the first floor and original parquet flooring under the carpet. A door leads to the lounge which is a lovely light room with a large picture window framing views to front and original parquet flooring under the carpet. From here, there is an opening though to the dining room which has the original parquet floor and patio doors to the conservatory.

The kitchen is fitted with base and eye level units. It has a door to a useful store/garden/hobby room with a storage cupboard, a door to the garden, plus a handy internal door to the garage, which has an electric roller door.

The landing has doors leading off to the family bathroom and three bedrooms, including two doubles and a single. All bedrooms benefit from fitted storage.

The rear garden is compact, perfect for those wanting low maintenance outdoor space or a lock and leave property.

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 & garage

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 C

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

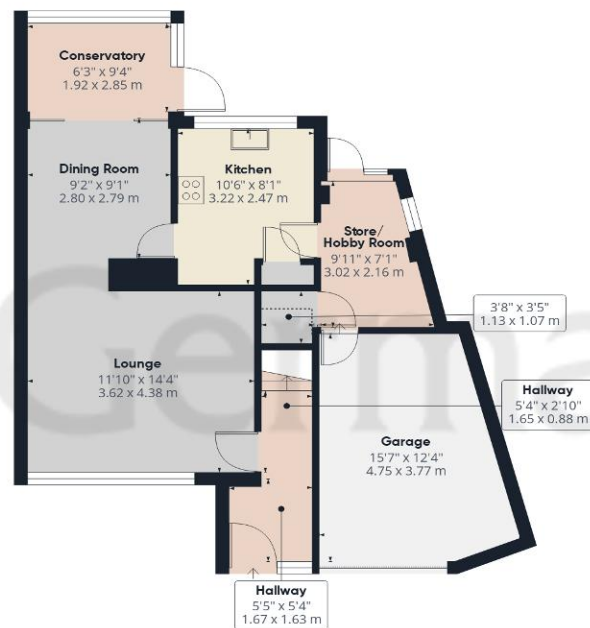
Our Ref: JGA/25032026

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.







Ground Floor

Approximate total area⁽¹⁾

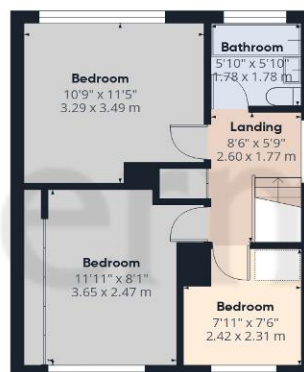
1077 ft²

100 m²

Reduced headroom

6 ft²

0.5 m²



Floor 1

(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.

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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.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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