

Willow Road

Barton Under Needwood, Burton-on-Trent, DE13 8LW



This lovely semi detached is set in the sought-after location of Barton under Needwood with John Taylor Catchment and a vibrant village centre. The house has a well designed layout with a breakfast kitchen, spacious lounge, three bedrooms, modern shower room, garden and drive.

£215,000

John German 

This semi detached home is perfectly placed just a short walk away from the heart of Barton under Needwood and within walking distance from its wide range of amenities, including John Taylor Academy, shops, Post Office, pubs, doctors surgery, pharmacy and eateries. Just outside the village is popular Barton Marina with its bars, cinema, cafes and shops.

Owned since new from 1967 this fantastic home is comfortable enough to move into with plenty of potential to modernise in your own style.

Set behind an ample drive, a side door opens into the hall with doors leading off. There is a small but handy guest WC with wash basin.

The breakfast kitchen is fitted with units, an integrated hob, space for a breakfast table and window framing views to front.

To the rear is a light and spacious living room with a gas fire, stairs off to the first floor and a door to the conservatory with views over the garden.

The landing has doors to three good size bedrooms and a modern shower room, making this an ideal family home. There are two double bedrooms and a single, all with storage.

The current owner has divided the garage creating a cloaks/storage area and workshop with an up and over door. It could easily be returned to a garage should a buyer wish.

Agents note: The property is not registered with the Land registry and will require a first registration on sale, for which most solicitors will make an additional charge.

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: 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/13032026

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.

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