

# The Green

Barton Under Needwood, DE13 8JB

John German



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Barton Under Needwood, DE13 8JB

£465,000

Charming traditional semi-detached home on a superb 0.15 acre plot with mature gardens, driveway and garage. Located in a sought-after village, offering two reception rooms, conservatory, kitchen, guest WC, three bedrooms and bathroom. Well presented, yet with further potential and no upward chain.

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This traditional semi enjoys a superb spot on The Green in Barton under Needwood, offering a light home perfect for family and those wanting a large garden with the plot standing at approx. 0.15 acres, having plenty of potential to extend, subject to planning permissions.

This much loved and cherished home is in walking distance to the vibrant village centre with the convenience of shops, pharmacy, doctors, boutique stores, salons, a choice of popular bars, pubs and cafes, together with John Taylor High School, making this a fantastic location with a superb village lifestyle.

The property is set behind a front garden with a long block paved drive leading to a detached garage with a workshop to the rear.

The front door opens into the porch, which in turn leads to a lovely welcoming hall where stairs and doors lead off.

The lounge is a light room, ideal to relax in with a bay window framing views to front and an archway providing an open plan feel to a good size dining room. The conservatory is used as a sitting room and enjoys garden views. The guest WC is located off here.

The kitchen is fitted with a range of units with space for appliances, a useful pantry/understairs cupboard, and windows to rear and side.

Upstairs, the first floor landing gives access to three bedrooms. Bedroom one has a bay window with views to front, bedroom two has the benefit of fitted wardrobes, and bedroom three is a comfortable single bedroom. All three bedrooms are served by a spacious family bathroom having a bath with shower and screen over, WC, wash basin and an airing cupboard.

Outside, the rear garden is a particular highlight of this home, offering plenty of outdoor space, well established with shaped lawns, borders and mature trees. There is a lovely potting shed at the top of the garden and a greenhouse in the corner.

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

**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 D

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

**Our Ref:** JGA/28052026

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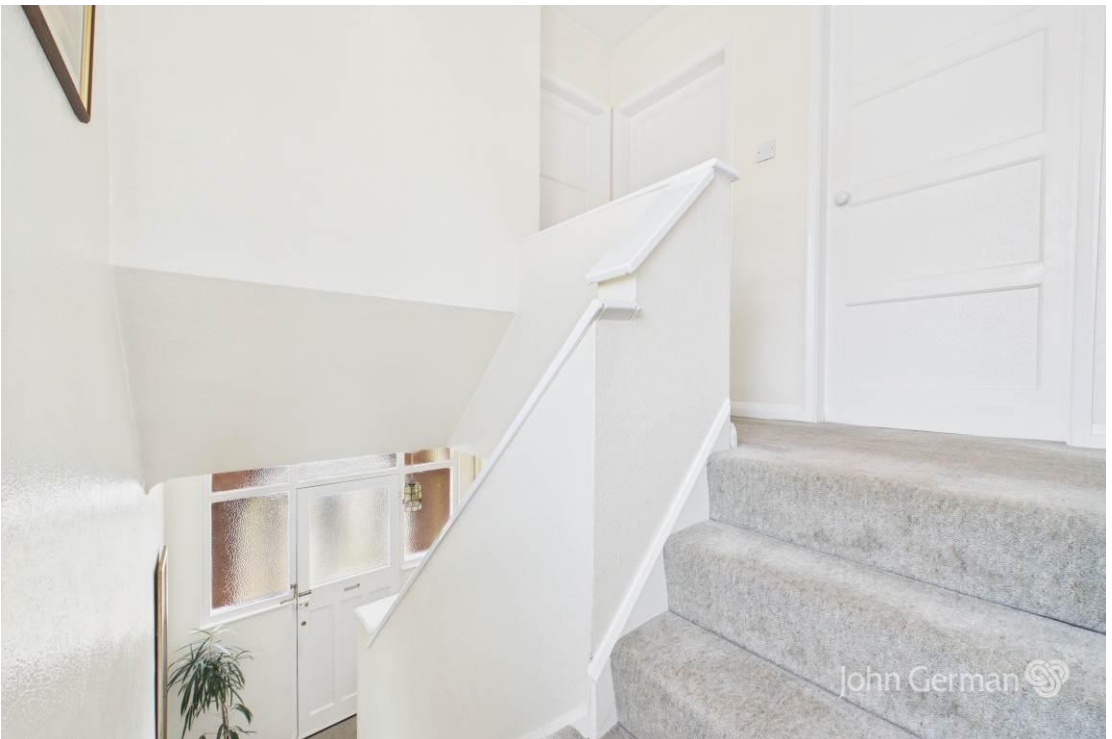
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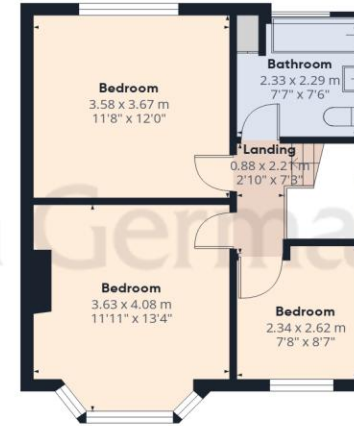


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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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

116.9 m<sup>2</sup>

1259 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>

9 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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