

Wales Lane

Barton under Needwood, DE13 8JF



This charming Grade II Listed semi detached cottage is perfectly placed for the village centre shops and pubs, featuring a breakfast kitchen, character lounge with fireplace, two bedrooms, shower room and courtyard style front garden. Offering an ideal first home or downsize, with no chain.

£199,950



John German

Situated on the lovely Wales Lane is this charming Grade II listed, semi-detached cottage perfectly placed for the village centre with the advantage of no chain.

It is within easy walking distance of 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.

Offering an ideal first home or a great property for a downsizer.

The ground floor features a light breakfast kitchen, fitted with a range of units and a cooker and fridge/freezer to be included in the sale.

The lounge is an ideal character room to relax in, with a lovely period fireplace adding a focal point, beams to ceiling and stairs to the first floor.

On the first floor, bedroom one offers a generous double room with a fireplace and window to front, bedroom two is a single and could also be an ideal home office or dressing room, and the shower room comprises of a shower, wash basin and WC.

Agents notes:
The owners are in the process of fencing the boundary of the front courtyard style garden which will need to be registered with the Land Registry.

The cottage is Grade II Listed and is situated within Barton under Needwood's Conservation Area.

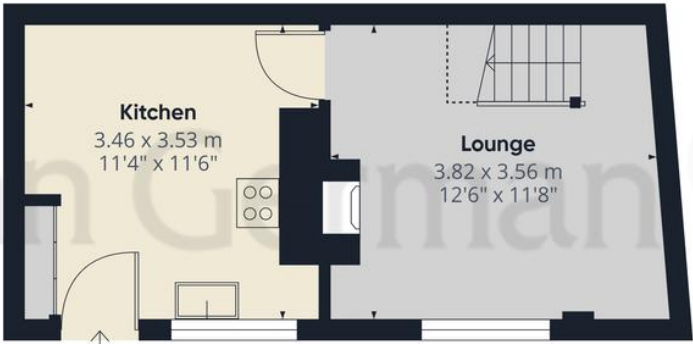
There is no mains gas connected.

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

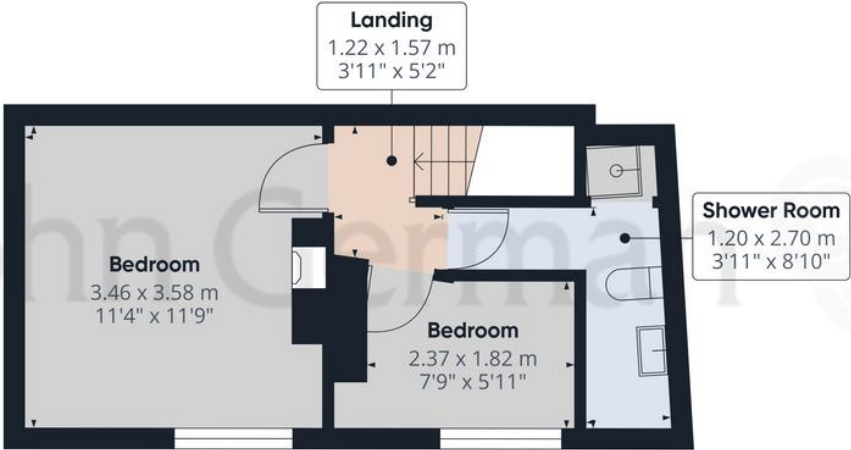
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: On road
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric heaters
(Purchasers are advised to satisfy themselves as to 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 A
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/14072026

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Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
47.7 m²
512 ft²

Reduced headroom
1.2 m²
13 ft²

(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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 aria
propertymark
PROTECTED

 naea
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 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

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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.

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.

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