Park Road

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







Offering an ideal family home and located close to the village centre and schools is this semi detached home featuring a spacious layout with three/four bedrooms, impressive kitchen/diner, cosy lounge, generous drive and gardens.

£350,000

John German

Set on the sought after Park Road is this lovely home perfectly placed just a short walk away from the vibrant village centre with its shops, post office, public houses, doctors' surgery, pharmacy, boutique stores, eateries, sports clubs, Barton Marina and schooling at all levels including the highly regarded John Taylor High School. There are excellent transport links via the A38 to Burton, Derby, Lichfield, Birmingham and the A50.

There is a generous block paved drive with a canopy porch and a front door opening into the hallway with stairs to first floor, door to lounge and a long side hall leading to the kitchen/diner.

The lounge has views to front and offers a great space to relax with glazed double doors opening through to the highlight of the house which is a spacious and impressive open plan kitchen/diner with sky lights and French doors out to the garden. Tiled flooring runs throughout and it has plenty of space for a large dining table making this a great space for a family and entertaining. The kitchen is well appointed fitted with plenty of units and an island/breakfast bar.
Doors lead off to the guest WC and to the side hall.

The ground floor also features a fourth bedroom making this ideal for larger families, though this also offers the potential to be used as a home office/family room, with garden views.

The landing has doors off to the three first floor bedrooms which share the family bathroom.

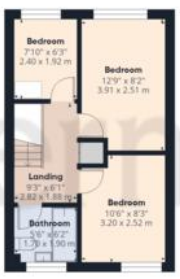
Gardens to rear feature shaped lawns, a block paved terrace and side entrance via gate.

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: Mains 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/16102025
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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



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Approximate total area(1)
1041 ft²
96.7 m²

(1) Excluding balconies and terraces

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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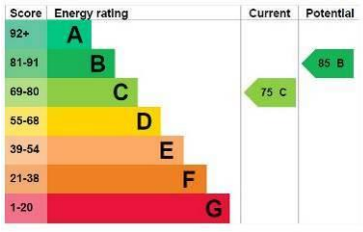

PICKLE RICK!
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Agents' Notes

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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.

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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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