



66 Church Road, Barton under Needwood, DE13 8HX



Offered with the benefit of no upward chain is this traditional three bedroom semi detached home, set on a quiet cul de sac close to the heart of Barton under Needwood. Residing within a desirable Outstanding school catchment area, the property offers excellent potential to refurbish as desired, being an ideal downsize, first time buy or young family home in this popular village location. The front door opens into a spacious hallway leading in turn into the living and dining room, kitchen and utility, with three bedrooms to the first floor serviced by a modern family bathroom. Outside, there is parking to the front aspect as well as access into the single garage, and a well tended garden is set to the rear. This well maintained, traditional property offers excellent potential to remodel and extend (subject to relevant permissions) and the property is serviced by mains gas central heating and double glazed windows.

The property benefits from a desirable cul de sac setting in Barton under Needwood, being within a short walk of the excellent schools and amenities this thriving village has to offer. Centred around the handsome High Street are coffee shops, gift shops, a post office, pubs, a Co-op, pharmacy, GP surgery, dental practice and a stunning Tudor church. Holland Sports club also lies off Efflinch Lane and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more, and the village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Infants and Primary and John Taylor Specialist Science School. For local leisure pursuits, the property is within a 10-15 minute drive of both Hoar Cross Hall Hotel and Spa and the FA's St Georges Park, both of which offer a members only gym, and there are a number of golf clubs in the surrounding area. Local towns of Burton on Trent and the Cathedral City of Lichfield both offer rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll can be found within a short drive, and the International airports of Birmingham and East Midlands lie within an easy drive.

- Traditional Semi Detached Home
- No Upward Chain
- Peaceful Cul de Sac Setting
- Superb Potential to Remodel/Extend (STPP)
- Spacious Living & Dining Room
- Fitted Kitchen, Utility & Entrance Hall
- Three Bedrooms (Two Doubles)
- Modern Family Bathroom
- Single Garage & Parking
- Well Tended Rear Garden
- Mains Gas Central Heating & Double Glazed Windows
- Desirable Village Location
- 'Outstanding' School Catchment

The front door opens into a spacious **Entrance Hall**, where stairs rise to the first floor accommodation and a door opens into:

**Living & Dining Room** 6.9 x 3.7m (approx. 22'7 x 12'1)

Having a light dual aspect, this versatile space has a window to the front, a gas fireplace to the living room and sliding doors opening out to the rear gardens. A door opens through to:

**Kitchen** 3.06 x 2.2m (approx. 10'0 x 7'2)

Fitted with wall and base units with complementary worktops over, housing an inset sink with side drainer and spaces for fridge, freezer and an integrated oven with gas hob over. There is a window to the rear aspect and the kitchen has tiled flooring, tiled splash backs and a door opening into:

**Utility** 3.2 x 2.2m (approx. 10'6 x 7'3)

With plumbing for a washing machine, this useful space has a courtesy door into the garage as well as a door and window to the rear aspect





Stairs rise to the first floor **Landing**, having a window to the side and doors opening into:

**Master Bedroom** 3.5 x 2.8m (approx. 11'5 x 9'2)  
With a window to the rear aspect

**Bedroom Two** 3.15 x 2.66m (approx. 10'4 x 8'8)  
Another double room having window to the front

**Bedroom Three** 3.88 x 1.97m (approx. 12'9 x 6'5)  
A third double bedroom having a window to the front aspect

**Family Bathroom** 2.42 x 1.81m (approx. 7'11 x 5'11)  
Fitted with a white suite having pedestal wash basin, WC and bathtub with shower unit over, having tiled walls, a fitted **Airing Cupboard** housing the hot water cylinder and an obscured window to the rear





#### Outside

The property is set towards the end of the cul de sac, having a pleasant open outlook to the front as well as an attractive view towards the church on the approach. There is parking to a brick paved driveway to the front, and a door opens into:

**Single Garage** 5.95 x 2.25m (approx. 19'6 x 7'4)  
With manual entrance door, power, lighting and a door into the utility

#### Rear Garden

Extending to a generous size, the rear garden is laid to

a paved and gravel terraces and lawns, being safely enclosed to all sides. The garden shed is included in the sale, and there is exterior lighting and a water point

**General note:** 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.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.