



44 Collinson Road, Barton under Needwood, DE13 8JL

Offered with no upward chain is this link detached family home set in the sought after village of Barton under Needwood, benefitting from scope to modernise and improve, three bedrooms and outside space including a single garage and parking. Set just minutes walk from the 'Outstanding' rated John Taylor High School, this property provides an ideal base for those wanting to place their own stamp on their next property and get a foothold within this popular village location. The interiors comprise entrance hall, two spacious reception rooms, kitchen, three bedrooms and a family bathroom, with parking, a single garage and gardens to the exterior. The property sits at the end of the peaceful cul de sac of Collinson Road enjoying views towards St James' Church is serviced by mains gas central heating and full double glazing.

The charming village of Barton under Needwood offers an array of amenities including coffee shops, gift shops, a post office, newsagent, local store, GP surgery, dental practice, library and a stunning Tudor church. The village is well served by schools having both the Thomas Russell infants and primary schools which feed into the highly regarded John Taylor Specialist Science School, all being within walking distance from the property. Well placed for commuters, the village is also ideally placed for travel on the A38, A50 and M6, regular rail links from Lichfield provide access to Birmingham and London (in 80 minutes) and there is a daily bus service through the village.

- Link Detached Family Home
- No Upward Chain
- Much Scope for Improvement
- Two Spacious Reception Rooms
- Kitchen & Entrance Hall
- Three Bedrooms & Bathroom
- Front & Rear Gardens
- Single Garage & Parking
- John Taylor School Catchment

Entrance Hall

With stairs rising to the first floor and doors off into:

Lounge 5.02 x 3.29m (approx 16'5 x 10'9)
With windows to the front aspect and a gas fire

Dining Room 4.69 x 2.74m (approx 15'4 x 8'11)
Having been extended, this second spacious reception room has a window to the rear and a door into:

Kitchen 5.82 x 2.15m (approx 19'1 x 7'0)
Fitted with a range of wall and base units with complementary worktops over, housing inset sink with side drainer, a breakfast bar to one side and spaces for an oven, fridge freezer, washing machine and tumble dryer. There is a window to the rear and a door opening to the rear garden





Landing

With loft access point, a double fitted wardrobe and further double airing cupboard housing ample storage and the wall; mounted boiler. Doors into:

Master Bedroom 3.33 x 2.91m (approx 10'11 x 9'6)
With a window to the front and a double fitted wardrobe

Bedroom Two 3.2 x 2.88m (approx 10'6 x 9'5)

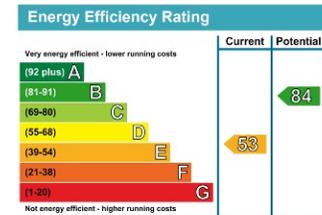
Another double room having a double fitted wardrobe and a window to the rear

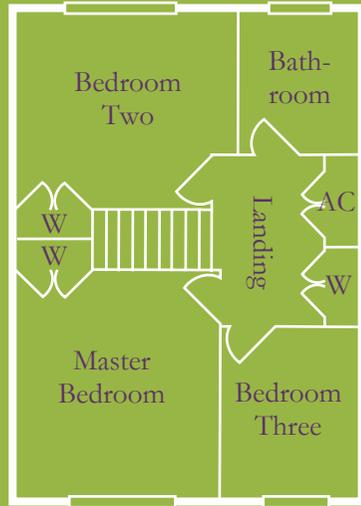
Bedroom Three 2.48 x 2.05m (approx 8'1 x 6'8)

With a window to the front aspect with views towards the village church

Bathroom 2.07 x 1.77m (approx 6'9 x 5'9)

Comprising pedestal wash basin, WC and bathtub, with tiled splash backs and an obscured window to the rear





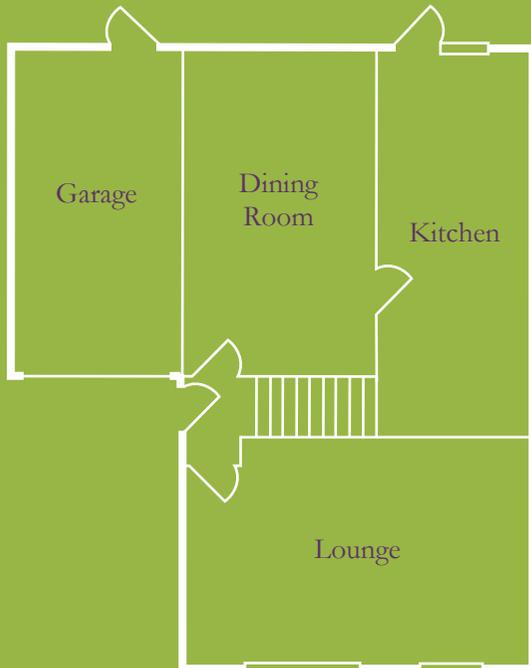
Outside & Gardens

The property sits towards the end of this quiet cul de sac, having pleasant views towards St James' church to the front aspect and being a short walk from John Taylor High School. to the front is parking for two vehicles as well as lawned gardens and there is access to the front door and into the:

Single Garage 4.89 x 2.39m (approx 16'0 x 7'10)
 Having manual up and over door, power, lighting and a courtesy door to the rear garden

Gardens

Low maintenance gardens laid to a block paved patio and gravel lie to the rear aspect, providing a blank canvas to landscaped as desired



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.