



22 Collinson Road, Barton under Needwood, DE13 8JJ



An immaculately presented link detached family home set in the popular village of Barton under Needwood, benefitting from two reception room plus a garden room/home office, three bedrooms and south facing gardens. enjoying a peaceful position on this popular cul de sac, this beautifully presented home enjoys a pleasant outlook down the lane and over woodland which edges a village park. The ground floor comprises briefly entrance hall, sitting room, dining room, breakfast kitchen and a further reception room ideal for use as a home office, garden room or playroom. To the first floor are three bedrooms serviced by fitted wardrobes and a family bathroom. South facing gardens lie to the rear, and there are further gardens to the front as well as parking and access into the garage which is currently used for storage. The property benefits from

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
- Peaceful Position on Popular Cul de Sac
- Two Spacious Reception Rooms
- Breakfast Kitchen
- Garden Room/Home Office
- Three Bedrooms & Family Bathroom
- South Facing Gardens
- Parking & Garage Store
- Walking Distance to Village Centre
- John Taylor School Catchment

#### Entrance Hall

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

#### Sitting Room 5.05 x 3.33m (approx 16'6 x 10'11)

A spacious an attractive reception room having windows to the front aspect with a pleasant view down the lane

#### Dining Room 4.05 x 2.76m (approx 13'3 x 9'0)

Another beautifully presented reception room having a window to the rear and a door into the Office/Garden Room. Opening into:

#### Breakfast Kitchen 5.21 x 2.18m (approx 17'1 x 7'1)

The kitchen is fitted with wall and base units with complementary worktops over, housing inset sink

with double drainer, an integral oven with gas hob over and spaces for a fridge, freezer and washing machine. There is a door to the rear, window to the rear, tiled flooring, tiled splash backs and a fitted pantry cupboard, and the worktops extend to one side to create a breakfast bar. This space presents the ideal opportunity to open into the Dining Room to create an open plan dining kitchen

#### Garden Room/Home Office 4.4 x 2.34m

(approx 14'5 x 7'8)

Ideal for use as a home office, playroom or second sitting room, having window to the rear and a door out to the gardens





**Landing**

With two fitted wardrobes and doors opening into:

**Master Bedroom** 3.37 x 2.9m (approx 11'0 x 9'6)  
With a window to the front aspect and a double

fitted wardrobe

**Bedroom Two** 3.19 x 2.85m (approx 10'5 x 9'4)  
Another good sized double having a window to the rear and a double fitted wardrobe

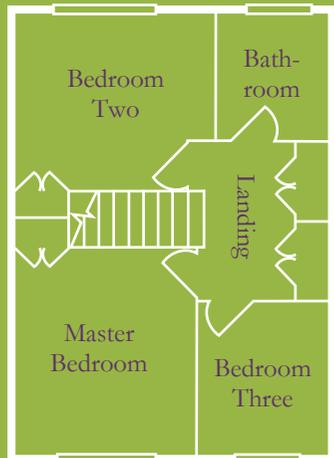
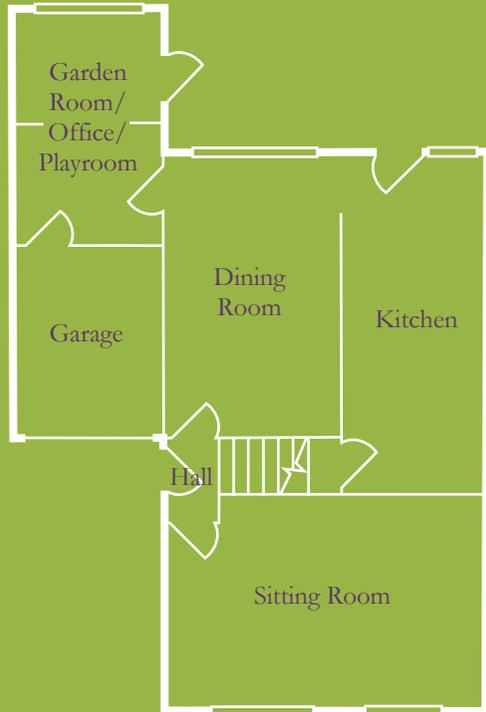
**Bedroom Three** 2.52m (approx 2.07m (approx 8'3 x 6'9)

With a window to the front aspect

**Bathroom** 1.99 x 1.75m (approx 6'6 x 5'8)

Comprising pedestal wash basin, WC and bathtub with shower unit over, with tiled walls, fitted shelving and an obscured window to the rear





**Outside**

The property sits on the pleasant cul de sac of Collinson Road being a short walk from the centre of the village, to the front aspect there is a pleasant view down the lane and towards woodland surrounding a park, and the property benefits from parking and gardens to the front aspect

**Garage** 3.08 x 2.39m (approx 10'1 x 7'9)  
 Currently used as storage and having power, lighting and an up and over door to the front

**South Facing Garden**

Enjoying plenty of light, the rear garden is fully enclosed and laid to stocked borders and lawns, with a pergola providing privacy to a terrace to one side



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

**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.