



45 Arden Road, Barton under Needwood, DE13 8LE



Set within the sought after John Taylor High School catchment area is this beautifully presented semi detached home, offering private gardens, three bedrooms and a peaceful position within Barton under Needwood. Finished with modern fittings throughout, the property showcases modern interiors which have been improved in recent years to include new skirtings and architraves, new flooring throughout and upgrades to the bathroom tiling and fittings. The interiors comprise briefly porch, reception hall, modern kitchen, living and dining room and utility/cloakroom to the ground floor, with three bedrooms and a family bathroom to the first floor. Outside, the immaculate rear garden enjoys an open aspect to the rear and there is parking and a single garage to the front, with the opportunity to extend the driveway if required. The property is serviced by mains gas central heating and double

glazing and is an ideal first time buy, young family home or investment property.

Arden Road lies just minutes walk from the heart of the village where a superb array of amenities can be found. Centred around the character high street are coffee shops, traditional pubs, gift shops, a post office, newsagents, Co-Op 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 of which are well within walking distance from the property. The village is ideally placed for travel on the A38, A50 and M6 Toll, direct rail links to Birmingham and London can be found in Lichfield and the International Airports of Birmingham and East Midlands are both within a 40 minute drive.



- Well Presented Semi Detached Home
- Ideal First Time Buy, Young Family Home or Investment
- Spacious Living & Dining Room
- Modern Kitchen & Utility/Cloakroom
- Porch & Reception Hall
- Three Bedrooms (Two Doubles)
- Family Bathroom
- Well Tended Rear Gardens
- Single Garage & Parking
- Excellent School Catchment Area
- Well Placed for Commuter Routes

#### Porch

With tiled flooring, a door to the Utility/Cloakroom and entrance door into:

**Reception Hall** 3.62 x 1.78m (approx 11'10 x 5'10)

Having stairs to the first floor with storage beneath, a fitted cloaks cupboard and doors off into:

**Kitchen** 3.87 x 2.78m (approx 12'8 x 9'1)

The kitchen is fitted with a range of cream wall

and base units housing an inset sink with side drainer, integral oven with electric hob over and extractor hood above and space for a fridge freezer. There is space for a small table and chairs or a breakfast bar to one side and the kitchen has tiled flooring, tiled splash backs and a window to the front aspect

**Dining & Living Room** 4.7 x 3.49m (approx 15'4 x 11'5)

A spacious reception room housing ample space for both a sitting room and dining area, having a window to the rear and door out to the gardens

#### Utility/Cloakroom

A useful addition having a pedestal wash basin, low level WC and spaces for both a washing machine and tumble dryer, with tiled splash backs and an obscured window to the side





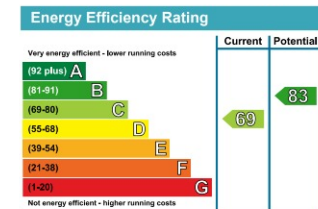
**Landing**  
With doors opening into:

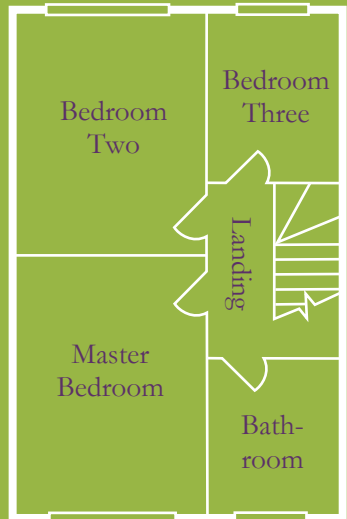
**Master Bedroom** 3.74 x 2.8m (approx 12'3 x 9'2)  
A good sized double room having window to the front aspect

**Bedroom Two** 3.52 x 2.79m (approx 11'6 x 9'1)  
Another double bedroom having window to the rear

**Bedroom Three** 2.44 x 1.82m (approx 7'11 x 5'11)  
With a window to the rear

**Bathroom** 2.09 x 1.81m (approx 6'10 x 5'11)  
Comprising a white suite fitted with pedestal wash basin, low level WC and bathtub with shower over, having tiled flooring, tiling to walls, a chrome heated towel rail and obscured window to the front





**Outside**

The property is set back from the lane beyond a generous frontage laid to a block paved driveway (shared with next door) and a gravelled courtyard which provides additional parking as required. To the rear is a **Detached Single Garage** and gated access opens into:

**Rear Garden**

Enjoying an open outlook to the rear, the good sized rear garden is laid to a paved patio and neatly maintained tended lawn. There is a barked area to the rear of the garage ideal as a childrens' play area or for the installation of a garden shed



**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.