



63 Main Street, Barton under Needwood, DE13 8AB

 Parker
Hall

Offered with no upward chain is this charming character cottage set within the popular village of Barton under Needwood, benefiting from deceptively spacious interiors, three bedrooms and the highly desirable John Taylor school catchment. Showcasing a wealth of character throughout, this individual village home offers well proportioned accommodation set over two floors beyond an attractive double fronted exterior. Briefly, the property comprises two receptions rooms each featuring a period fireplaces, kitchen, utility and cloakroom to the ground floor, with three bedrooms to the first floor serviced by a family bathroom. Outside, the landscaped rear garden offers a pleasant outside space for entertaining which also enjoys an excellent degree of privacy and offers the potential to extend if required.

Barton under Needwood is home to an excellent array of pubs, gift shops, village stores and further everyday amenities including the village hall, post office and Holland Sports Club. As a village well catered to family life there are a number of sporting events held at the Sports Club and Village Hall including tennis, football, cricket and rugby clubs. There are rural walks available nearby across the Dunstall Estate and the village has a number of highly regarded schools including the Thomas Russell Infants and Juniors Schools and John Taylor High School. Well placed for access to the A38, local towns and cities within easy reach include Burton on Trent, Lichfield, Derby and Birmingham. Lichfield also provides direct rail links to London in 80 minutes.

- Individual Cottage in Popular Village
- Offered with No Upward Chain
- Wealth of Character Features
- Two Spacious Reception Rooms
- Kitchen, Utility & Cloakroom
- Three Superb Bedrooms & Bathroom
- Private Rear Gardens
- Walking Distance to Village Centre
- John Taylor School Catchment
- Mains Gas CH & Double Glazing

Entrance Hall

With quarry tiled flooring and stairs rising to first floor, doors lead off into:

Sitting Room 4.29 x 4.27m (approx 14'0 x 13'11) – max into recess

Having dual aspect windows, fitted storage and a wealth of exposed beams, the focal point of this immaculate living room is the period fireplace, housing a fire grate with tiled inlay set to granite hearth. A door leads into the **Kitchen**

Dining Room 4.30 x 4.27m (approx 14'1 x 14'0)

With oak flooring, a window to the front and exposed beams, this additional spacious reception room benefits from an original fitted

storage cupboard and a stunning period fireplace. Door into:

Kitchen 6.41 x 2.17m (approx 21'0 x 7'1)

Another well presented space fitted with white base units having complementary Beech worktops over, housing inset double Butler sink, integral appliances including dishwasher and fridge and space for a range cooker and American fridge freezer. The kitchen has quarry tiled flooring, exposed ceiling beams, tiled splash backs, a window to the rear and door to the side opening out to the rear gardens. There is space for a dining table and chairs to one end and internal doors lead into an under stairs storage cupboard and off to:

Utility 2.04 x 1.28m (approx 6'8 x 4'2)

A beech worktop houses spaces for a washing machine and tumble dryer and the utility has quarry tiled flooring, a window to the side. The Worcester wall mounted boiler which has been replaced recently is housed here

Cloakroom

Fitted with a wall mounted hand wash basin and WC, having tiled splash backs, quarry tiled floor and a character window to the rear aspect





Landing

Stairs rise to the first floor, having doors leading off to:

Master Bedroom 4.3 x 4.28m (approx 14'1 x 13'11) - max measurements

A spacious principal bedroom having window to the front aspect, loft access point and a feature

period fireplace with oak mantle

Bedroom Two 4.26 x 3.36m (approx 13'11 x 11'0)

Another superb double bedroom having fitted storage cupboards and a window to the front aspect



Bedroom Three 4.07 x 2.0m (approx 13'4 x 7'6)
With a window overlooking the rear gardens

Family Bathroom 2.27 x 2.31m (approx 7'7 x 7'5)

Fitted with a contemporary suite having vanity wash basin with storage below, low level WC and

bathtub with shower unit over, having tiled splash backs, tiled flooring, a chrome heated towel rail and obscured window to the side






Outside

A door from the kitchen leads out into the landscaped rear garden which is enclosed by a timber fence with brick pillar supports and features a paved terrace next to the house. There is a brick built outdoor barbecue to the one side with raised flower beds edged with railway sleepers and a gravelled pathway leads to gated access allowing for bins to be taken to the front aspect

Please Note: the property has on street parking. There is a Right of Way allowing the vendors to pass the neighbours property for the purpose of taking wheelie bins out on emptying day

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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.