



1 Byrkley Mews, Main Street, Barton under Needwood, DE13 8BF



Occupying a prime position within the centre of Barton under Needwood is this luxury ground floor apartment, benefitting from beautifully presented interiors, open plan living and a high specification finish. Being an ideal downsize or investment property, this superb ground floor home is set within the select Byrkley Mews and comprises briefly entrance hall, open plan living and dining room with vaulted ceilings, a modern kitchen fitted with integral appliances, a good sized double bedroom and modern shower room. Outside, the apartment benefits from a south facing communal garden, one allocated parking space and secure intercom access. The apartment is serviced by mains gas central heating and double glazing.

Converted in 2016, Byrkley Mews is a bespoke collection of luxury homes set in the heart of Barton under Needwood. The village offers a superb array of facilities on the apartment's doorstep, with pubs, gift shops, a Co-Op general store, post office and village hall all centred around the traditional high street. There are rural walks available nearby across the Dunstall Estate and the village offers plenty of sporting clubs and social groups including a ramblers club and WI. 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 and there is a public bus route that runs regularly through the village. The International airports of Birmingham and East Midlands are also within an easy drive.

- Luxury Ground Floor Apartment
- Central Village Location
- Contemporary Open Plan Living
- High Specification Finish
- Living & Dining Room
- Comprehensively Fitted Kitchen
- Double Bedroom & Shower Room
- South Facing Communal Garden
- Allocated Parking Space
- Secure Intercom Access
- Ideal Downsize/Investment Property

The front door opens into an **Entrance Hall**, having oak flooring and a useful fitted storage cupboard. Leading into:

Open Plan Living & Dining Kitchen 6.1 x 5.0m (approx. 19'11 x 16'3)

A beautifully presented open plan space having oak flooring throughout, stunning vaulted ceilings with beams, a skylight and a window with shutters to the front aspect. There is ample space for both sitting and dining rooms. The **Kitchen** comprises a range of grey wall cupboards and base units with granite worktops over, housing an inset sink with side drainer and integral appliances including dishwasher, fridge, oven and gas hob with extractor above

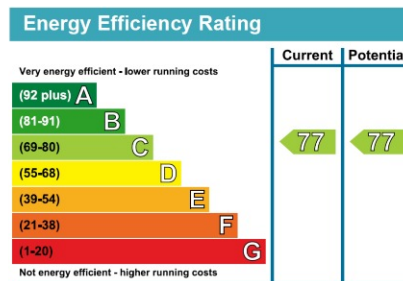
From the living area, oak flooring extends into a **Hallway** with doors off to the **Bedroom**, **Shower Room** and to a useful **Airing Cupboard** housing the boiler and space for a washing machine

Master Bedroom 3.5 x 3.2m (approx. 11'4 x 10'4)

A generous double room having window with bespoke shutters to the front and oak flooring

Shower Room 2.12 x 1.6m (approx. 6'11 x 5'3)

Fitted with a contemporary suite having wash basin and low level WC set to vanity unit and walk in shower, with under floor heating, tiled flooring and splash backs, a chrome heated towel rail and a sun pipe providing natural light

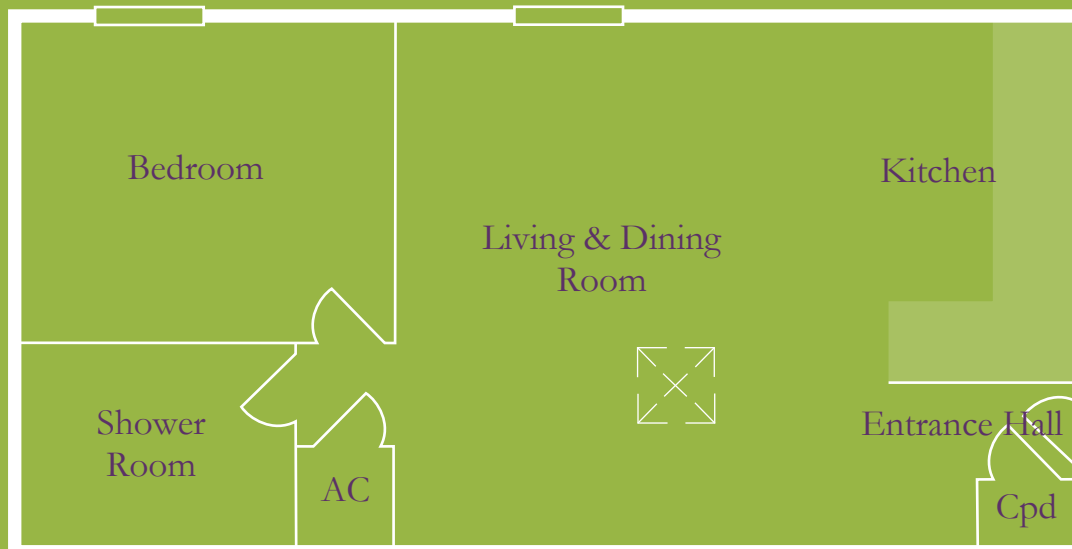






Outside

Accessed off Bell Lane is a car park servicing the apartments where the property owns a parking space. From here, there is secure fob/intercom access to an attractively landscaped garden laid out paved terraces, box hedging and stocked borders. There is also a second access out to Main Street also operated via a secure intercom system



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.