



**The Briars**, 87 Station Road, Barton under Needwood, DE13 8DS



A well presented detached family home set within the highly regarded John Taylor School Catchment, benefitting from a generous garden, four bedrooms and a prime position enjoying an open outlook to both the front and rear. Having been well maintained and upgraded throughout its time with the current vendors, this superb detached home benefits from plenty of further potential to extend as required. The well presented interiors comprise briefly porch, reception hall, spacious lounge, modern kitchen, dining room and pantry to the ground floor, with three double bedrooms and a single bedroom serviced by a family bathroom and modern en suite to the first floor. Outside, the rear gardens extend to a generous size and enjoy an open aspect over fields, with a single garage, parking for three to four vehicles and an attractive outlook over woodland which edges the Marina to the front. The property is serviced by mains gas central heating and full

double glazing.

The charming village of Barton under Needwood offers an excellent array of amenities including a coffee shop, gift shops, a post office, newsagents, local store, GP surgery, dental practice, library and a stunning Tudor church. Holland Sports club is a short walk from the property and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more and 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. The local market town of Burton on Trent and the Cathedral City of Lichfield both offer rail travel to Birmingham, London and beyond and the property is ideally placed for travel on the A38 and A50 allowing for swift commuter routes to Derby, Nottingham, Stoke and Birmingham.

- Detached Family Home
- Sought After Village Location
- Scope to Extend/Remodel
- Reception Hall
- Spacious Lounge
- Kitchen & Dining Room
- Three Double Bedrooms
- Fourth Bedroom/Study
- Master En Suite & Bathroom
- Generous Rear Garden
- Single Garage & Parking
- 'Outstanding' School Catchment

The front door opens to a **Porch** which in turn opens into:

#### Reception Hall

Having stairs with an ash balustrade rising to the first floor with storage beneath and oak doors into:

#### Lounge 6.47 x 3.33m (approx. 21'2 x 10'10)

A spacious reception room having a bay window to the front, sliding doors out to the rear and a gas fire inset to marble surround and hearth. There is

ample space for both living and dining area

#### Kitchen 3.5 x 2.21m (approx. 11'5 x 7'3)

This modern kitchen comprises a range of gloss wall and base units with roll edge worktops over, housing an inset one and a half sink with side drainer and integral appliances including recently fitted belling oven, Bosch microwave oven, Hotpoint induction hob with extractor above, washer/dryer and dishwasher. There is a window to the rear aspect and the kitchen has tiled splash backs and an opening into:

#### Dining Room 3.4 x 2.45m (approx. 11'1 x 8'0)

Double doors open out to the rear gardens and there are two useful storage cupboard, once housing the fridge freezer and another being fitted out as a **Pantry**





Stairs rise from the **Reception Hall** to the **Landing**, where there is loft access and doors into the **Airing Cupboard** and:

**Master Bedroom** 4.52 x 2.46m (approx. 14'9 x 8'0)  
A good sized double room having window to the front with woodland views towards the Marina. A door opens into:

**En Suite** 2.44 x 1.85m (approx. 7'11 x 6'0)  
Comprising pedestal wash basin, WC and shower, with a chrome radiator, fitted vanity mirror, tiling to the walls and a window to the rear with open views

**Bedroom Two** 3.68 x 2.74m (approx. 12'1 x 8'11)  
With a window to the front with views over the

Marina woodland

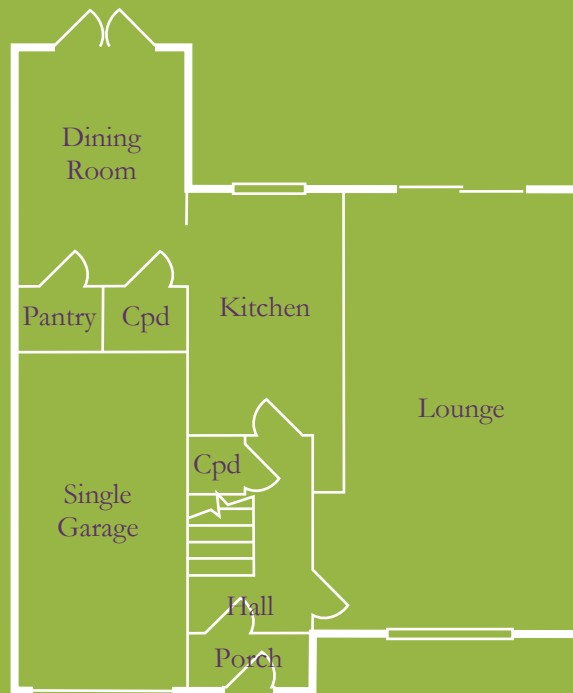
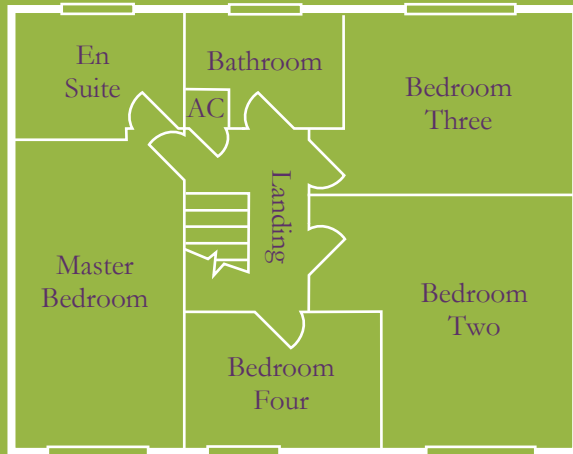
**Bedroom Three** 3.32 x 2.69m (approx. 10'10 x 8'9)

Another generous double room having window to the rear with open views

**Bed Four/Study** 2.85 x 2.02m (approx. 9'4 x 6'7)  
Ideal as a single bedroom or home office, having window to the front aspect

**Bathroom** 2.26 x 1.67m (approx. 7'4 x 5'5)  
Fitted with wash basin set to vanity unit, WC and bath with shower over, having tiled walls, a chrome heated towel rail and an obscured window to the rear





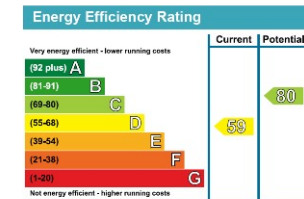
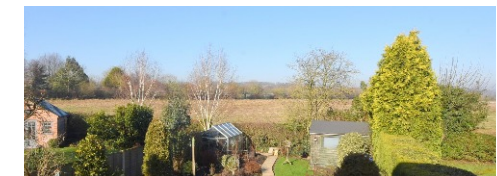
**Outside**

The Briars is set back from Station Road beyond a tarmac driveway providing parking for three to four vehicles as well as access into the garage. There is gated access to the side leading to the rear garden and well tended foregardens lie next to the drive, presenting opportunity to extend the drive if needed

**Single Garage** 4.81 x 2.47m (approx. 15'9" x 8'1")  
 With manual up and over entrance door, power and lighting

**Gardens**

Well tended gardens lie to the rear of the property, extending to a good sized and being laid to a paved terrace, shaped lawns, borders and mature foliage. The garden benefits from an open aspect to the rear and the greenhouse is included in the sale. There is exterior lighting and a water point



**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.