



18 Cedar Road, Barton under Needwood, DE13 8LH



Set within the desirable village of Barton under Needwood is this attractive semi detached bungalow, offering well presented interiors, three bedrooms and outside space including a garage, parking and private gardens. Being an ideal first time buy, downsize or investment property, this village home is ideal for anyone looking for single storey living in the popular village location. The interiors comprise dining room, kitchen and sitting room with traditional fireplace, with three bedrooms and a family bathroom off the rear hall. Outside is off road parking to the front, a single garage and additional parking space to the rear, and the well tended gardens enjoy complete privacy and offer the potential to add a conservatory/extension (STPP). The property is serviced by mains gas central heating (boiler fitted 2015) and full double glazing.

Cedar Road lies within a short walk of the character High Street of Barton under Needwood, where an excellent array of amenities can be found including a Co-op, boutique shops, pubs, a cafe, a pharmacy, doctors' surgery and village hall, as well as a sports club and Ofsted 'Outstanding' rated primary and secondary schools. Further amenities can be found in Burton on Trent and Lichfield and the location is ideally placed for travel on the A38, M6 and A50. From Lichfield, two rail stations provide regular and direct links to Birmingham, London (in 80 minutes) and further afield, the International Airports of Birmingham and East Midlands are both within an easy drive and a regular public bus service runs through the village giving access to local village and towns.



- Semi Detached Bungalow
- Well Presented Interiors
- Ideal Investment, First Time Buy or Downsize
- Dining Room & Kitchen
- Spacious Sitting Room
- Three Bedrooms & Bathroom
- Private Gardens
- Detached Single Garage
- Parking for Three Vehicles
- Walking Distance to Village Centre
- 'Outstanding' School Catchment

Sitting Room 4.4 x 3.7m (approx 14'5 x 12'1)
 Another spacious reception room having a window to the front aspect, fitted shelving and storage and a traditional fireplace with beam lintel and slate hearth housing space for a wood burning stove. Please note the existing wood burner is not included in the sale. A door opens to the **Rear Hall**

The front door opens into:

Dining Room 3.46 x 2.87m (approx 11'4 x 9'5)
 With a window to the front, fitted cloakroom cupboard and doors into the **Sitting Room** and:

Kitchen 3.17 x 2.86m (approx 10'4 x 9'4)
 Comprising a range of wall and base units with complementary worktops over, housing an inset sink with side drainer, integral oven with gas hob and spaces for appliances including dishwasher, fridge freezer and washing machine. There is a window to the rear and a door opens out to the gardens





Rear Hall
With doors opening into:

Master Bedroom 3.69 x 2.87m (approx 12'1 x 9'4)
A good sized double room having window to the rear overlooking the garden

Bedroom Two 2.73 x 2.58m (approx 8'11 x 8'5)
With a window to the side

Bedroom Three 2.78 x 1.77m (approx 9'1 x 5'9)
Having a window to the side aspect and loft access point

Family Bathroom 1.7 x 1.94m (approx 5'6 x 6'4)
Comprising a white suite having pedestal wash basin, WC and bathtub with shower unit over, having tiled flooring, tiled walls, a heated towel rail and an obscured window to the side. A door opens to the **Airing Cupboard** housing the Worcester mains gas boiler

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			





Outside

The property benefits from parking for two vehicles to the front aspect and a shared driveway to the side aspect leads to the rear where there is a **Detached Single Garage** and parking for one more vehicle

Gardens

Gated access opens into the rear garden which is laid to lawns, paved pathways and well tended borders. The garden enjoys complete privacy and has a courtesy door into the garage



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.