



1a The Coach House, Dunstall Road, Barton under Needwood, DE13 8AX



Offered with no upward chain is this contemporary ground floor apartment, benefitting from a high standard of finish, open plan interiors and a desirable position in the heart of Barton under Needwood. Being an ideal downsizer, first time buy or investment property, this superb ground floor home enjoys a private entrance and comprises briefly entrance hall, open plan kitchen with living and dining room, separate utility/home office, a large double bedroom and a modern shower room. Outside, the apartment benefits from a landscaped walled garden shared with the two additional apartments, and allocated parking. The apartment is serviced by mains gas central heating and full double glazing with recently refitted windows to the front aspect, and features LED lighting and oak doors throughout.

Converted in 2020, The Coach House is a bespoke collection of individually designed apartments set in the heart of Barton under

Needwood. The apartments are set within a character property which has been renovated and remodelled to a high standard to create three self-contained apartments sharing a walled landscaped garden.

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.



- Contemporary Ground Floor Apartment
- No Upward Chain
- Ideal Downsize/First Time Buy/Investment
- Recently Refurbished & Refitted
- Private Entrance Hall
- Open Plan Living & Dining Kitchen
- Utility/Home Office
- Spacious Double Bedroom
- Shower Room
- Allocated Parking
- Landscaped Communal Garden
- Central Village Location
- Well Placed for Commuter Routes & Amenities

#### Open Plan Living & Dining Kitchen 4.87 x 4.69m (approx 15'11 x 15'4)

This superb space is formed by a modern fitted kitchen with a versatile living and dining area. There are windows to both the front and rear aspects and the kitchen comprises a range of gloss wall and base units housing an inset sink with side drainer and integral appliances including Bosch oven, Bosch dishwasher, ceramic hob, fridge and freezer

#### Utility/Study 1.51 x 1.48m (approx 4'11 x 4'10)

From the Entrance Hall, a door opens into this useful space, having windows to two sides and a fitted worktop with space for a washing machine. This room provides potential for use as a home office

The front door opens into:

#### Entrance Hall

A private reception to this individual apartment, having a doors opening into the Utility/Study and:



### Inner Hall

Doors open into:

**Bedroom** 3.68 x 3.41m (approx 12'0 x 11'2)

A spacious double room having a window to the front aspect

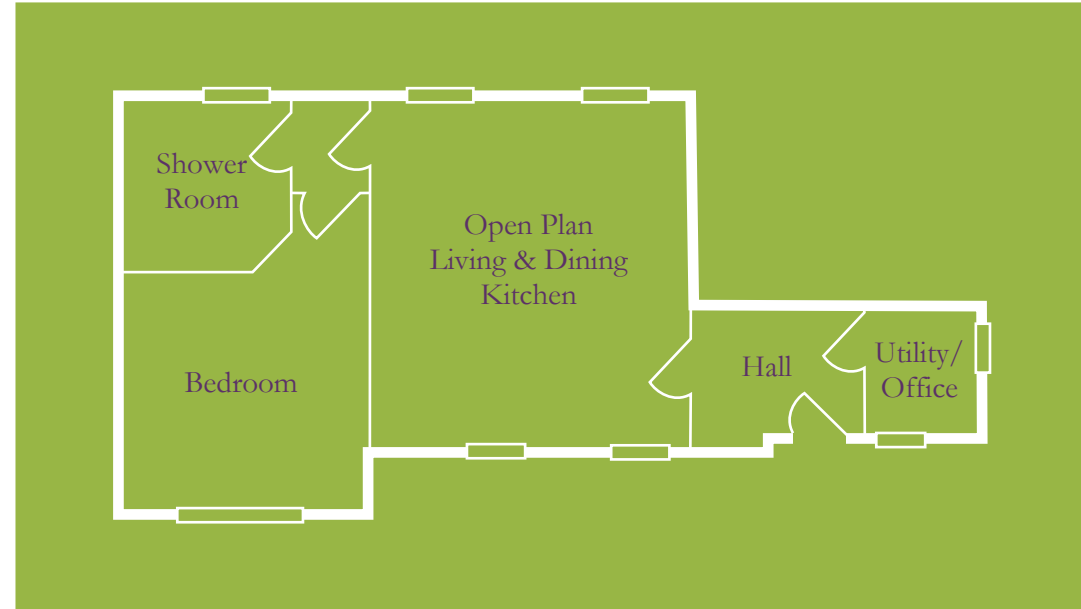
**Shower Room** 2.33 x 2.08m (approx 7'7 x 6'9)

A contemporary suite comprises wash basin set to vanity unit, WC and walk in shower, with tiled flooring, tiled walls, a heated towel rail, a fitted LED illuminated mirror with de-mister pad and an obscured window to the rear



EPC in  
Progress





**Outside**

A walled driveway leads into a block paved courtyard where there is allocated parking for one vehicle. Also from the courtyard is access to an immaculately landscaped walled garden shared between the three properties

**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.