



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

Occupying a prime position within the centre of Barton under Needwood is this contemporary first floor apartment, benefitting from well presented interiors, two bedrooms and a high standard of finish throughout. Being an ideal downsize, first time buy or investment property, this superb first floor home enjoys a private entrance and comprises briefly entrance hall, lounge, modern breakfast kitchen, two bedrooms and a family bathroom. Outside, the apartment benefits from a landscaped walled garden shared with the two additional apartments, and two allocated parking spaces. The apartment is serviced by mains gas central heating and full double glazing with recently refitted windows throughout 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, all of which are offered for sale with no upward chain.

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 First Floor Apartment
- No Upward Chain
- Ideal First Time Buy/Investment
- Recently Refurbished & Refitted
- Private Entrance Hall
- Spacious Lounge
- Modern Breakfast Kitchen
- Two Bedrooms & Family Bathroom
- Allocated Parking
- Landscaped Communal Garden
- Central Village Location
- Well Placed for Commuter Routes & Amenities

from an attractive open outlook. A door opens into the Inner Landing where a fitted cupboard houses the boiler and doors open into:

Kitchen 3.48 x 2.97m (approx 14'4 x 9'9)
Comprising a range of modern wall and base units housing an inset one and a half sink with side drainer, space for a fridge freezer and washing machine and integral appliances including dishwasher, oven and ceramic hob. The worktops create space for a breakfast bar to one side and the kitchen has a window to the rear

Entrance Hall

A door from the side of the property opens into the private reception hall to this individual apartment, having ample fitted storage and a staircase rising to the first floor Landing, where there is a window to the front and a door into:

Lounge

5.08 x 4.72m (approx 16'8 x 15'6)
With windows to two sides and a fitted storage cupboard, this spacious reception room benefits





Inner Landing

A window faces the front aspect and there is a loft access point and doors into:

Master Bedroom 5.06 x 3.39m (approx 16'7 x 11'1) – max

A spacious double room having a window to the

front aspect

Bedroom Two 3.42 x 2.42m (approx 11'2 x 7'11)
With an obscured window to the rear and a double fitted wardrobe



Family Bathroom 2.36 x 1.81m (approx 7'9 x 5'11)

A contemporary suite comprises wash basin set to vanity unit, WC and bathtub with shower unit over, with tiled flooring, tiled walls, a heated towel rail, under floor heating and an obscured window to the front

EPC in Progress



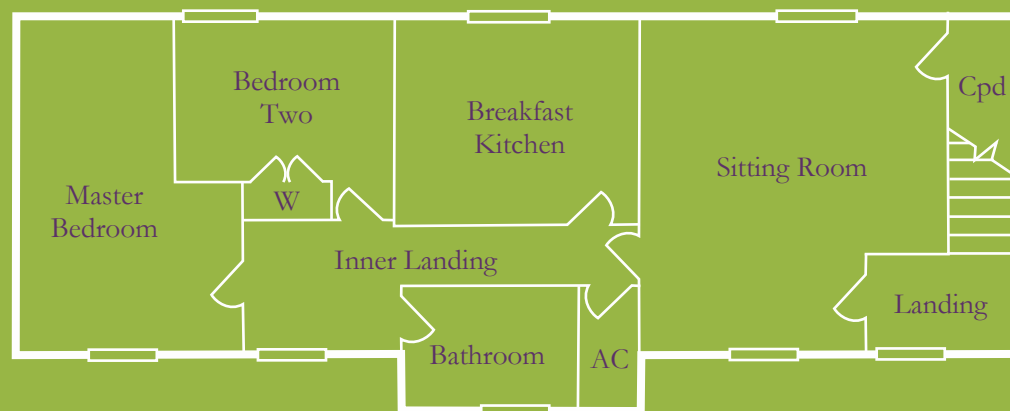


Outside

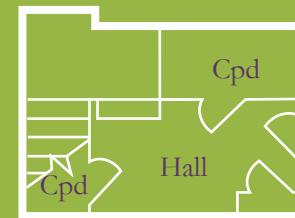
A walled driveway leads into a block paved courtyard where there are two allocated parking spaces. A pedestrian gate open out to give access to the front door and from the courtyard there is access to an immaculately landscaped walled patio garden shared between the three properties



First Floor



Ground Floor



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.