



Hedgerows, 227 Efflinch Lane, Barton under Needwood, DE13 8DF



Offered with no upward chain is this charming character cottage set on a popular road in Barton under Needwood. Benefitting from south facing gardens and immaculate presentation throughout, Hedgerows presents an ideal purchase for first time buyers or those looking for an investment property or to downsize into this popular village. The interior accommodation comprises briefly entrance hall, sitting room with open fire, dining kitchen with pantry and conservatory to the ground floor, with two good sized bedrooms to the first floor serviced by a family bathroom. Hedgerows has private south facing gardens to the rear, informal off road parking to the front, is fully double glazed and is serviced by recently installed mains gas central heating.

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.

- Individual Character Cottage
- Offered with No Upward Chain
- Ideal First Time Buy/Investment
- Sitting Room & Conservatory
- Dining Kitchen with Pantry
- Two Good Sized Bedrooms
- Family Bathroom
- South Facing Gardens
- Informal Off Street Parking
- John Taylor School Catchment

The front door opens into an **Entrance Hall** where stairs rise to the first floor and there is a door into:

Sitting Room 3.34 x 3.3m (approx 10'11 x 10'9)

A beautifully presented reception room having bay window to the front, a recess beneath the stairs for storage and a period style open fireplace. Door into:

Dining Kitchen 4.2 x 3.37m (approx 13'9 x 11'0)

Fitted with wooden base units housing an inset sink with side drainer and an integral Rangemaster oven with gas hob over, integral fridge and space for a washing machine. A door opens to a useful Pantry and there is space for a dining table and chairs. The kitchen has tiled flooring, tiled splash backs, a window to the rear and a door into:

Conservatory 4.43 x 1.73m (approx 14'6 x 5'8)

With tiled flooring, windows overlooking and double doors out to the rear gardens



View to front aspect





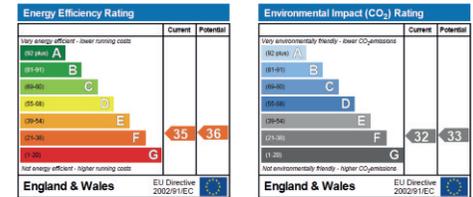
Landing
With doors off into:

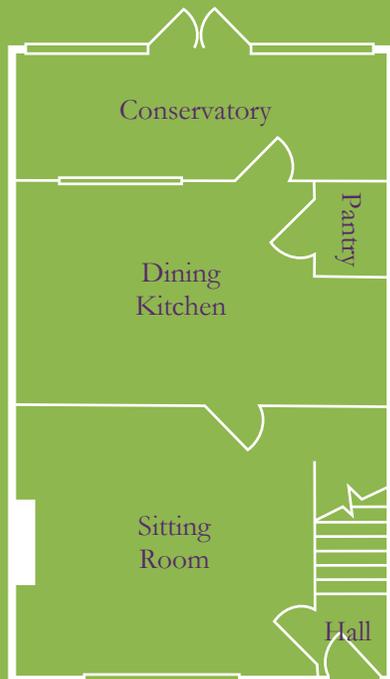
Master Bedroom 3.38 x 3.34m (approx 11'1 x 10'11)
With a bay window to the front aspect enjoying views and a double fitted wardrobe

Bedroom Two 3.38 x 2.34m (approx 11'0 x 7'8)
With a double fitted wardrobe, fitted shelving and a window to the rear with rural views

Bathroom 2.47 x 1.81m (approx 8'1 x 5'11)
Fitted with pedestal wash basin, WC and bathtub with shower over, having tiled splash backs, a

window to the rear and an **Airing Cupboard** housing the water cylinder





Outside

The cottage is accessed off Efflinch Lane via a private driveway providing informal off road parking for Hedgerows and its neighbours

South Facing Garden

A low maintenance garden lies to the rear aspect being laid mainly to decorative flagstone paving and artificial lawns. A pergola mid way up the garden leads to a further paved area housing a garden shed and wheelie bin storage. A gate to the side leads around the back of the neighbouring gardens out onto Efflinch Lane



Please Note: exterior photographs used were taken in summer



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.