



91 Wales Lane, Barton under Needwood, DE13 8JG

 Parker
Hall

Set in the desirable village of Barton under Needwood is this beautifully presented character cottage, benefitting from deceptively spacious interiors, two double bedrooms and private parking and gardens. Having been refurbished and extended in recent years, this charming semi detached home occupies a corner plot in a convenient part of the village, being within walking distance of amenities including shops, 'Outstanding' rated schools and the Holland sports club. The interiors comprise briefly open plan living and dining kitchen with pantry, sitting room with feature fireplace and cloakroom to the ground floor, with two oversized double bedrooms and a luxury four piece bathroom to the first floor. The spacious landing offers room for a work-from-home space and outside there is a gated drive and a beautifully tended rear garden.

This ever-popular village offers a superb array of facilities on the cottage'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. Thomas Russell Primary School feeds into the John Taylor Specialist Science School, both of which benefit from an Ofsted 'Outstanding' rating. 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.

- Charming Semi Detached Cottage
- Recently Extended & Renovated
- Open Plan Living & Dining Kitchen with Integral Appliances
- Sitting Room with Feature Fireplace
- Cloakroom & Pantry
- Two Double Bedrooms
- Luxury Family Bathroom
- Large Landing/Study Area
- Parking & Private Garden
- Walking Distance to Village Centre
- Outstanding School Catchment
- Full Double Glazing & Mains Gas Central Heating

From the driveway, a gate opens into the garden which leads in turn to the front door:

Open Plan Living & Dining Kitchen 6.05 x 5.87m (approx. 19'10 x 19'3)

This spacious and versatile space comprises a comprehensively fitted kitchen and ample room to arrange both living and dining areas. The kitchen comprises a range of wall and base units with roll edge worktops over, housing an inset sink with side drainer and integral appliances including a slimline dishwasher, oven with electric

hob over, washing machine and tumble dryer. There are windows to the rear aspect and a door opens into a useful Pantry cupboard housing the wall mounted boiler. Further thumb latch doors open into the Cloakroom and:

Sitting Room 4.57 x 3.53m (approx. 15'0 x 11'7)

A well presented reception room having window to the front aspect and a feature fireplace with beam lintel, inset lighting and a stone hearth. Stairs with fitted storage beneath rise to the first floor accommodation

Cloakroom

Fitted with pedestal wash basin and WC





Stairs rise from the **Sitting Room** to the **First Floor Landing** which is large enough to accommodate a home workspace if required. Thumb latch doors open into:

Master Bedroom 3.66 x 3.58m (approx. 12'0 x 11'9)
A spacious double room having window to the

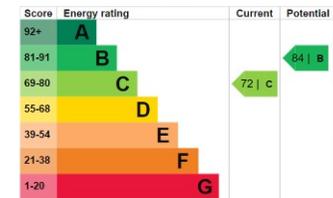
front and a fitted wardrobe. There is also access to the loftspace

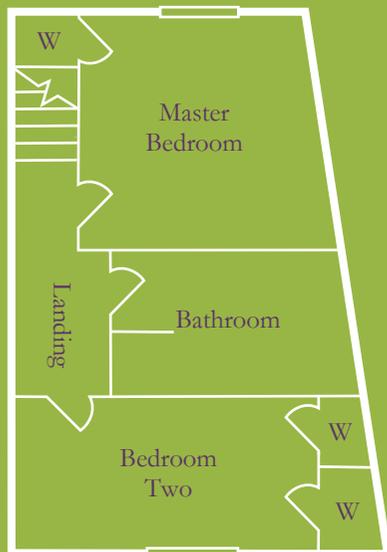
Bedroom Two 4.65 x 2.21m (approx 15'3 x 7'3)
Another double room having two fitted wardrobes and a window to the rear aspect



Luxury Family Bathroom 3.43 x 2.06m (approx. 11'3 x 6'9)

Comprising a traditional suite having pedestal wash basin, WC, double ended claw foot bathtub and a separate shower, with tiled flooring, tiling to shower splash backs, a chrome heated towel rail and a sun pipe providing plenty of natural light





Outside

The cottage lies in a prime location within minutes' walk from the superb range of amenities Barton under Needwood has to offer. Off Wales Lane, gated access opens into a **Private Drive** allowing for secure parking and a pedestrian gate opens into the charming **Rear Garden** which is laid to a paved terrace, railway sleeper edged borders and artificial lawns. The garden shed is included in the sale



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.