



Westfield Cottage, 171 Efflinch Lane, Barton under Needwood, DE13 8DG

Overlooking open countryside views to the front is Westfield cottage, a traditional detached cottage benefitting from three bedrooms, a generous garden plot and superb potential to extend/remodel to suit the next buyers requirements. Offered with the flexibility of no upward chain, this individual home showcases original character throughout and lies on a desirable lane in this popular village. The interiors comprise briefly porch, dining room, sitting room, breakfast kitchen and ground floor bathroom, with three bedrooms set to the first floor. Outside, there is parking to the front and gated access opens into the rear garden which extends to a generous size and houses a detached brick garage. The cottage benefits from mains gas central heating and provides excellent potential for any buyer looking to remodel and extend (STPP) their next home.

The charming village of Barton under Needwood, a popular choice for both families and couples, offers a superb array of amenities including coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practise, and a stunning Tudor church. Holland Sports club is a few minutes' 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 served by Ofsted rated 'Outstanding' schools including Thomas Russell Primary and John Taylor High School. Local towns of Burton on Trent and the Cathedral City of Lichfield both offer rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll are within easy reach and the village is ideally placed for travel to the international airports of East Midlands and Birmingham.

- Traditional Detached Cottage
- Offered with No Upward Chain
- Open Countryside Aspect
- Superb Potential to Extend/Remodel
- Character Features
- Two Reception Rooms
- Breakfast Kitchen
- Three Bedrooms
- Ground Floor Bathroom
- Generous Cottage Garden
- Parking & Detached Garage
- Mains Gas Central Heating
- 'Outstanding' School Catchment
- Well Placed for Amenities, Commuter Routes & Rail Travel

The front door opens into a **Porch** with windows to the front, which in turn leads into:

Dining Room 3.64 x 3.64m (approx 11'11 x 11'11)

With traditional parquet flooring, an open fireplace with oak surround and a window overlooking the generous rear garden. Stairs rise to the first floor accommodation and doors open into:

Sitting Room 3.66 x 3.66m (approx 12'0 x 12'0)
Having dual aspect windows and an electric fireplace

Breakfast Kitchen 3.66 x 3.66m (approx 12'0 x 12'0)

The kitchen is fitted with base units and a sink unit with side drainer, and there is space for an oven and further appliances. The kitchen has dual aspect windows both enjoying a pleasant outlook to the front and rear and a door opens out to the rear garden

Ground Floor Bathroom 4.58 x 1.65m (approx 15'0 x 5'5) – max

The bathroom comprises pedestal wash basin, bath tub and WC in separate room, having obscured windows to the front and rear and tiled splash backs



Stairs rise to the **First Floor Landing**, where a window to the front overlooks open countryside. Doors open into:

Bedroom One 3.66 x 3.64m (approx 12'0 x 11'11)

A spacious double room having dual aspect windows overlooking attractive rural views to the front

Bedroom Two 3.66 x 3.65m (approx 12'0 x 11'11)

Another double room having dual aspect windows with open views over countryside to the front and down the generous garden to the rear

Bedroom Three 2.98 x 2.65m (approx 9'9 x 8'8)

Having a window to the rear overlooking the garden and a double fitted wardrobe





Outside

Westfield Cottage lies on the prestigious Efflinch Lane, being a healthy walk from the village centre and overlooking idyllic countryside views to the front. Outside, there is parking for two vehicles to the front aspect and a pathway leads to the front door into the porch. Gated access to the opposite side leads into the:

Rear Garden

Extending to a generous size, the rear garden is laid to a paved terraces, lawns and mature borders. A path leads down the middle giving access into a **Detached Garage**, there is a timber shed providing further storage and the rear aspect benefits from an exterior water point. The gardens enjoy a high degree of privacy and excellent potential to landscape

Floor Plan & EPC
in Progress



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.