



91 Park Road, Barton under Needwood, DE13 8DB



Offered with no upward chain is this attractive semi detached home in the popular village of Barton under Needwood, benefitting from extended living accommodation, three bedrooms and a generous rear garden. Set within an 'Outstanding' school catchment area, this well presented home is an ideal first time buy, young family home or investment property and offers potential to extend further (STPP). The interiors comprise briefly porch, entrance hall, lounge, kitchen and dining room to the ground floor, with three bedrooms to the first floor serviced by a family bathroom. The corner plot garden offers potential to extend to the side and rear, the garden enjoys an excellent degree of privacy and sunlight and to the front is off street parking. The property is serviced by mains gas central heating and full double glazing.

The property is set on a quiet and popular development just minutes' walk from the heart of Barton under Needwood. Centred around the character high street are coffee shops, traditional pubs, gift shops, a post office, newsagents, local store, GP surgery, dental practice, library and a stunning Tudor church. 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, all of which maintain an excellent reputation. The village is ideally placed for travel on the A38 and A50, rail stations in Lichfield provide direct links to Birmingham and London and the International airports of Birmingham and East Midlands are both within an easy drive.



- Extended Semi Detached Home
- No Upward Chain
- Ideal First Time Buy/Investment
- Popular Village Location
- Two Spacious Reception Rooms
- Modern Kitchen & Entrance Hall
- Three Bedrooms
- Family Bathroom
- Off Street Parking
- Generous Rear Garden
- Superb Potential to Extend (STPP)
- Mains Gas CH & Double Glazing
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel

units having complementary worktops over, housing inset sink with side drainer and spaces for appliances including range cooker, American fridge freezer, washing machine and further appliance. There is a window to the side and the worktops extend to one side to create a breakfast bar. An opening and archway lead into:

Dining Room 4.42 x 2.44m (approx. 14'6 x 7'11)
Another good sized reception room having window to the rear and door opening out to the rear gardens

A porch with sliding door to the front opens in turn to the Entrance Hall, where stairs rise to the first floor and a door leads into:

Lounge 4.6 x 4.6m (approx. 15'0 x 15'0)
A spacious reception room having a window to the front aspect and a gas fireplace. A door opens into:

Kitchen 4.56 x 2.57m (approx. 14'11 x 8'5)
Comprising a modern range of gloss wall and base





Stairs rise to the first floor **Landing** where doors open into:

Master Bedroom 3.98 x 2.6m (approx. 13'0 x 8'5)
A double bedroom having window to the front with a pleasant outlook over a village green

Bedroom Two 3.28 x 2.57m (approx. 10'9 x 8'5)
Another double room having window to the rear

Bedroom Three 2.43 x 1.94m (approx. 7'11 x 6'4)
A single bedroom having a window to the front

Bathroom 1.89 x 1.69m (approx. 6'2 x 5'6)
Comprising a modern suite having pedestal wash basin, WC and bathtub with shower unit over, with tiled walls, a chrome heated towel rail and an obscured window to the rear





Outside & Gardens

The property lies in a quiet road in Barton under Needwood within walking distance of the village amenities and schools. To the front is off road parking and lawned gardens, and a generous and private garden is set to the rear having a shed included in the sale and wide side access with double gates providing ideal space to extend the property (STPP)

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.