



22 Causer Road, Barton under Needwood, DE13 8FB

A well presented executive detached home set in the sought after village of Barton under Needwood, benefitting from spacious and versatile interiors, five good sized bedrooms and south facing gardens. Set with an 'Outstanding' school catchment area, this detached village offers accommodation to suit a growing family which comprises briefly reception hall, spacious lounge, open plan dining kitchen, family room, utility and cloakroom to the ground floor, with five bedrooms (four doubles) to the first floor serviced by two en suites and a family bathroom. To the front is parking for three vehicles and a double garage, and secluded south facing gardens are set to the rear. This executive family home retains around 6 years of the NHBC warranty and is serviced by mains gas central heating and full double glazing.

Causer Road lies off the prestigious Efflinch Lane on a highly desirable modern 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 (in 80 minutes) and the International airports of Birmingham, East Midlands and Manchester are all within an easy drive.

- Executive Detached Family Home
- No Upward Chain
- Sought After Village Location
- Contemporary & High Spec Interiors
- Two Reception Rooms
- Open Plan Dining Kitchen
- Utility, Cloakroom & Reception Hall
- Four Double Bedrooms
- Two En Suites & Bathroom
- Bedroom Five/Study
- Double Garage & Parking
- South Facing Garden
- 'Outstanding' School Catchment

Reception Hall

An attractive welcome to this impressive family home, having stairs rising to the first floor with storage beneath and doors open into the kitchen and:

Lounge 7.0 x 4.11m (approx 22'11 x 13'5)

A spacious reception room having bay window to the front

Open Plan Dining Kitchen 6.96 x 4.08m (approx 22'9 x 13'4)

A stunning space formed by a formal **Dining**

Area with tri-fold doors out to the rear gardens and a quality kitchen. The **Kitchen** is fitted with a range of wall and base units having complementary worktops over, housing an inset sink with side drainer, integral appliances including dishwasher, fridge freezer, double oven and wine fridge. A central island houses an integral gas hob and extractor hood as well as further storage, and the kitchen has a window to the rear and tiled flooring extends into:

Family Room 4.08 x 2.91m (approx 13'4 x 9'6)

An ideal playroom, second sitting room or separate dining room, having window to the rear

Utility 2.49 x 1.74m (approx 8'2 x 5'8) – max Fitted with base units housing an inset sink with side drainer, space for an appliance and an integral washing machine. A door opens to the exterior, there is a fitted cloaks cupboard and a further doors leads to:

Cloakroom

Fitted with pedestal wash basin and low level WC, with an obscured window to the rear, tiled flooring and tiled splash backs





Stairs rise to the part galleried landing, having a window to the front, fitted airing cupboard and loft access point. Doors open to:

Master Suite 4.28 x 4.61 (approx 15'1 x 14'0)
A spacious principal bedroom suite having double fitted wardrobes, a window to the front and private use of:

En Suite 3.04 x 2.15m (approx 9'11 x 7'0)
Fitted with a modern suite having twin wash basins, WC, double shower and bathtub, with tiled flooring, tiled splash backs, chrome heated towel rail and an obscured window

Bedroom Two 5.54 x 2.96m (approx 18'2 x 9'8)
Another spacious bedroom having windows to the front and a door into:



En Suite 2.64 x 1.18m (approx 8'7 x 3'7)
Fitted with pedestal wash basin, low level WC and a double shower, with tiled walls, tiled flooring and a chrome heated towel rail

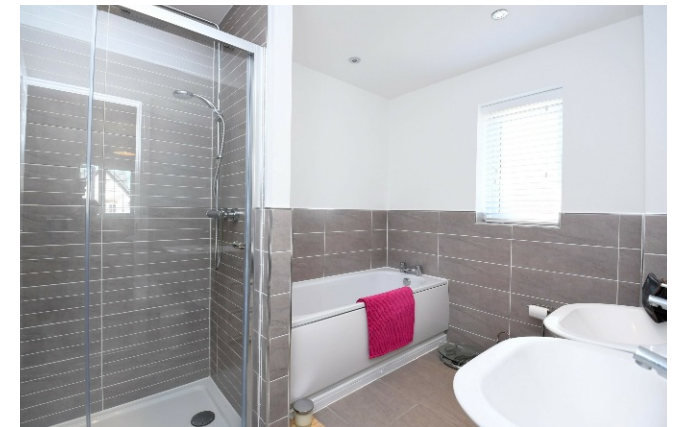
Bedroom Three 4.95 x 2.98m (approx 16'2 x 9'9)
With engineered wood floor and window to the rear

Bedroom Four 4.36 x 2.82m (approx 14'3 x 9'3)

Another double bedroom having a window to the rear

Bedroom Five/Study 2.82 x 2.4m (approx 9'2 x 7'10)
With a window to the rear

Bathroom 2.57 x 2.31m (approx 7'6 x 8'5)
Fitted with wash basin, WC, shower and bathtub, with tiled flooring, tiling to splash backs, chrome heated towel rail and an obscured window





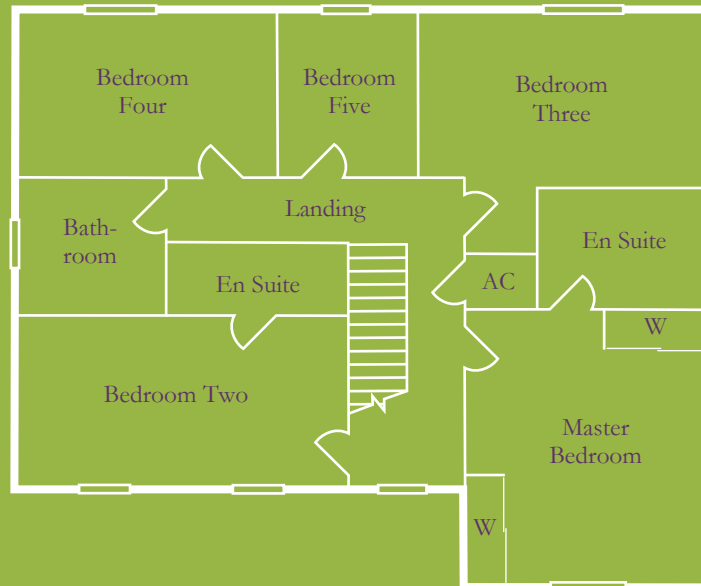
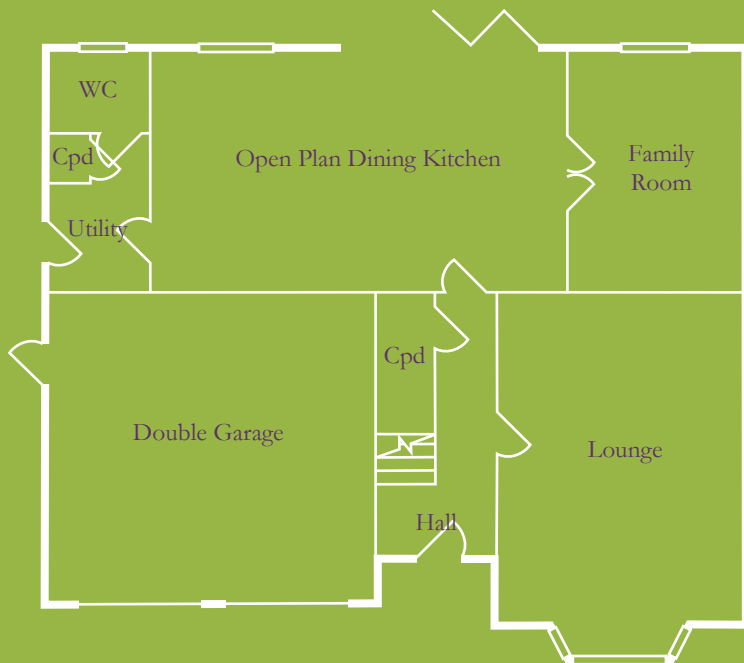
Outside

The property is set back from Causer Road beyond a driveway providing off street parking for around three vehicles. There are lawned gardens to one side and a canopy porch leads to the front door

Double Garage 5.36 x 5.33m (approx 17'6 x 17'5)
Having power, lighting, courtesy door to the side and twin entrance doors

South Facing Gardens

The well tended garden enjoys much privacy to all sides and an open aspect to the rear. A paved patio leads onto safely enclosed lawns and there is a water point and gated access leading to the front



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.