



1b The Coach House, Dunstall Road, Barton under Needwood, DE13 8AX

Offered with no upward chain is this contemporary ground floor apartment, benefitting from a high standard of finish, immaculate open plan interiors and a desirable position in the heart of Barton under Needwood. Being an ideal downsize, first time buy or investment property, this superb ground floor home enjoys a private entrance and comprises briefly entrance hall, modern kitchen, open plan living and dining room, an oversized double bedroom with bespoke fitted wardrobes and a modern shower room. Outside, the apartment benefits from a charming landscaped walled garden shared with the two additional apartments, and allocated parking. The apartment is serviced by mains gas central heating and full double glazing, and a useful loft offers ample storage or potential for conversion into a home office.

Barton under Needwood offers a superb array of facilities on the apartment'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.

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.



- Contemporary Ground Floor Apartment
- No Upward Chain
- Ideal First Time Buy/Investment
- High Spec & Immaculately Presented
- Private Entrance Hall
- Open Plan Living & Dining Room
- Modern Fitted Kitchen
- Spacious Bedroom with Fitted Wardrobes
- Modern Shower Room
- Allocated Parking
- Landscaped Communal Garden
- Central Village Location
- Well Placed for Commuter Routes & Amenities

bespoke shutters

**Kitchen** 2.88 x 2.36m (approx 9'5 x 7'8)  
Fitted with contemporary gloss wall and base units housing an inset sink with side drainer, spaces for a washing machine/dishwasher and fridge freezer and integral appliances including a Bosch oven and induction hob

The front door opens into:

#### Entrance Hall

A private reception to this individual apartment, having a door into the **Shower Room** and open plan access into:

**Living & Dining Room** 4.99 x 2.83m (approx 16'4 x 9'3)

This spacious reception room offers ample space for dining and living area, having windows to two sides and a door into the **Bedroom**. The window to the front has been fitted with traditional



A door from the **Living & Dining Room** opens into:

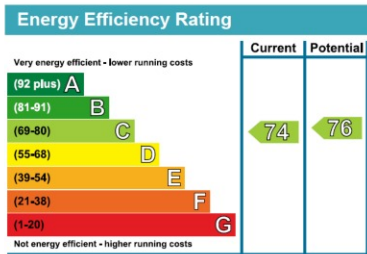
**Bedroom** 5.0 x 2.75m (approx 16'5 x 9'0)

A spacious double room having a window to the front with traditional shutters, a window to the rear with remote control electric blind and a range of mirror fronted fitted wardrobes

From the **Entrance Hall**, a door opens into:

**Shower Room** 1.99 x 1.88m (approx 6'6 x 6'1)

The contemporary suite comprises wash basin set to vanity unit, WC and walk in shower, with tiled flooring, tiled walls, a heated towel rail and an obscured window to the front. An access point leads to a generous loft space which offers potential to convert into a home office/studio as desired





### Outside

A walled driveway leads into a block paved courtyard where there is allocated parking for one vehicle. From the courtyard is access to a useful covered bin store and storage area which is only utilised by this apartment, and to a secluded **Landscaped Walled Garden** shared between the three properties

**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.