



97 Arden Road, Barton under Needwood, DE13 8LF



Benefitting from generous extended interiors is this attractive semi detached home, benefitting from three excellent double bedrooms, a landscaped rear garden and an 'Outstanding' rated school catchment area. Being ideal as a downsize, first time buy or young family home, this well presented village home has been extended over time to create larger than usual bedrooms and additional living space. The interiors comprise briefly reception hall offering study area, modern kitchen, lounge and garden room to the ground floor, with three double bedrooms set over the first and second floors serviced by a master en suite and family bathroom. Outside, there is parking to the front aspect and the rear garden has been landscaped to a high standard. The property is serviced by mains gas central heating and full double glazing.

The property is set on a quiet and popular cul de sac 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 Ofsted 'Outstanding' rating. 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.

- Beautifully Presented Semi Detached Village Home
- 'Outstanding' School Catchment
- Extended Family Interiors
- Two Reception Rooms
- Modern Kitchen
- Spacious Reception Hall
- Three Excellent Double Bedrooms
- En Suite & Bathroom
- Off Road Parking
- Landscaped Rear Garden
- Popular Residential Development
- Well Placed for Amenities, Commuter Routes & Rail Travel

The front door opens into the **Reception Hall**, where there is a window to the front and space for a small study area. Stairs rise to the first floor accommodation with storage beneath, and solid wood flooring extends into:

**Lounge** 4.7 x 3.5m (approx. 15'5 x 11'7)

A generous reception room having traditional fireplace recess and double doors into:

**Garden Room** 4.0 x 3.2m (approx. 13'1 x 10'6)

The conservatory roof has been insulated and boarded and this useful living space has windows overlooking the gardens and double doors out to the side. Tiled flooring features electric under floor heating

**Kitchen** 3.7 x 2.8m (approx. 12'2 x 9'1)

The kitchen is fitted with a range of painted wall and base units with complementary worktops over, housing inset sink with side drainer, integral oven with gas hob over and spaces for appliances including dishwasher, washing machine and fridge freezer. There is a window to the front aspect and the kitchen has tiled flooring space for a breakfast bar to one side





Stairs rise to the **First Floor Landing**, where there are doors off to the bathroom and bedrooms two and three. The landing extends to the rear where there is a window and further stairs rising to the second floor:

**Master Bedroom** 4.4 x 3.8m (approx. 14'7 x 12'6)  
A spacious principal bedroom having window to the rear and a door to a useful eaves storage cupboard.

The master bedroom has private use of:

**En Suite**  
Fitted with a white suite having pedestal wash basin, WC and corner shower, with tiled walls, a heated towel rail and tiled flooring

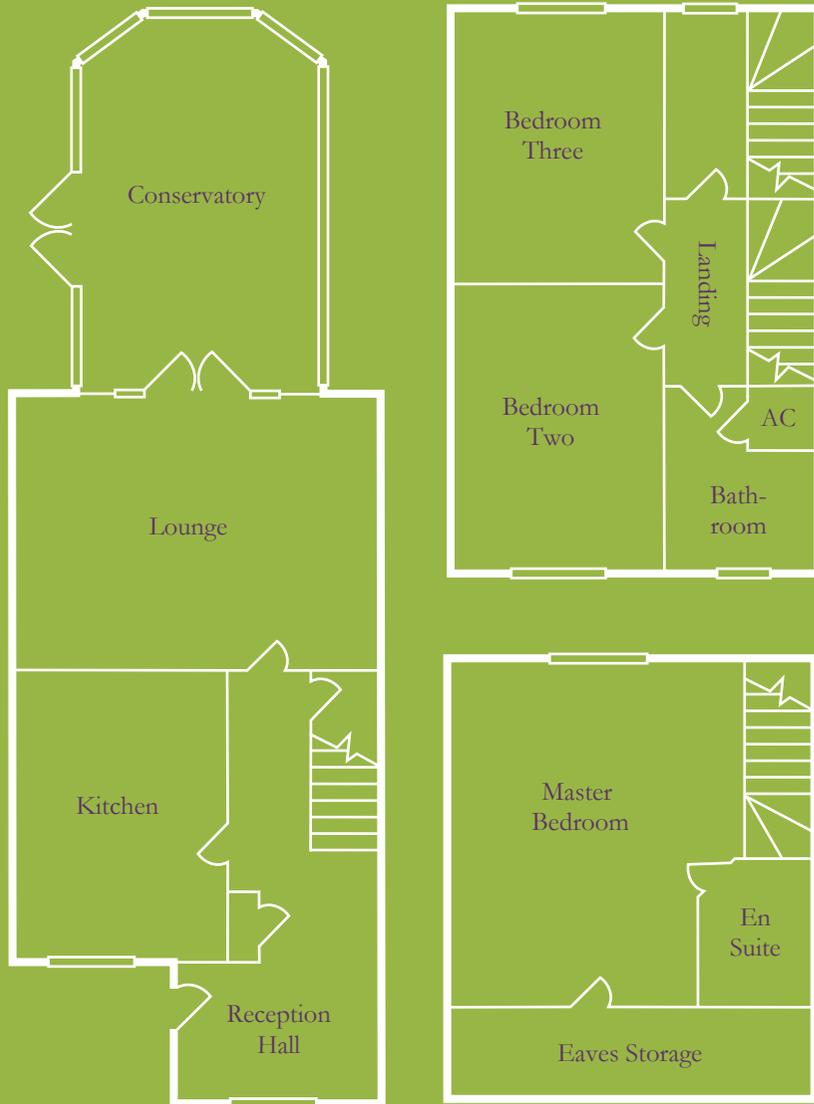
**Bedroom Two** 3.7 x 2.7m (approx. 12'2 x 9'0)  
A double bedroom having a window to the front

**Bedroom Three** 3.5 x 2.7m (approx. 11'7 x 9'0)  
A third double bedroom having window to the rear aspect

**Bathroom**  
Comprising a white suite having pedestal wash basin, WC and bathtub with shower over, with tiled splash blacks, an obscured window, a heated towel rail and a fitted **Airing Cupboard**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		





### Outside

The property is set back from the road beyond a gravel and block paved driveway, with a tarmac drive shared with one neighbour to the side offering access to the rear garden

### Garden

The rear garden has been landscaped to an excellent degree and is laid to a paved terrace, artificial lawns and a storage shed. The **Summer House** is also included in the

sale and feature power and lighting, offering an ideal work-from-home space

**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.