



44 Collinson Road, Barton under Needwood, DE13 8JL



Set on a peaceful cul de sac in the desirable village of Barton under Needwood is this well presented link detached village home, benefitting from recently refurbished and remodelled interiors, three bedrooms and secluded south facing gardens. This attractive family home lies within an Ofsted 'Outstanding' rated school catchment area and has been renovated in recent years to include new windows, a full rewire and a new boiler. The interior comprises briefly entrance hall, spacious lounge, refitted dining kitchen, utility and cloakroom to the ground floor, with three bedrooms to the first floor serviced by a refitted family bathroom. Outside, there is parking for two vehicles to the front aspect as well as access into a single garage, with well tended and private south facing gardens set to the rear.

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.

- Link Detached Family Home
- Recently Refurbished including Windows, Boiler & Rewiring
- Peaceful Cul de Sac Setting
- Spacious Lounge
- Remodelled Dining Kitchen
- Entrance Hall, Utility & Cloakroom
- Three Bedrooms
- Refitted Bathroom
- South Facing Garden
- Single Garage & Parking
- 'Outstanding' School Catchment
- Well Placed for Amenities/Commuter Routes

The front door opens from the side aspect into the **Entrance Hall**, having staircase rising to the first floor and space for coats and shoes storage. Doors lead into the **Kitchen** and:

Lounge 5.02 x 3.29m (approx 16'5 x 10'9)

A spacious reception room having windows to the front aspect

Open Plan Dining Kitchen 5.01 x 4.9m

(approx. 16'5 x 16'1) – max

Remodelled and refitted by the current vendors, this attractive family space offers a dining area with window overlooking the gardens and a modern fitted kitchen. The kitchen comprises a range of gloss wall and base units with complementary worktops over, housing ceramic sink, an integral dishwasher and spaces for a fridge freezer and oven. A door from the dining area opens into:

Utility 2.15 x 1.73m (approx. 5'8 x 4'0)

Comprising fitted full height and base units housing spaces for washing machine and tumble dryer, with tiled flooring, a window to the rear and a door out to the rear garden. A door opens into the:

Cloakroom

Fitted with wash basin, WC and tiled flooring





Stairs rise to the first floor **Landing** where there is loft access, a double fitted wardrobe and further double airing cupboard housing storage and the wall mounted boiler. Doors open into:

Master Bedroom 3.33 x 2.91m (approx 10'11 x 9'6)
A spacious double room having a double fitted wardrobe and a window to the front with pleasant views towards St James Church

Bedroom Two 3.2 x 2.88m (approx 10'6 x 9'5)
Another double room having a double fitted wardrobe and a window to the rear

Bedroom Three 2.48 x 2.05m (approx 8'1 x 6'8)
Ideal as a home office or third bedroom, having window to the front

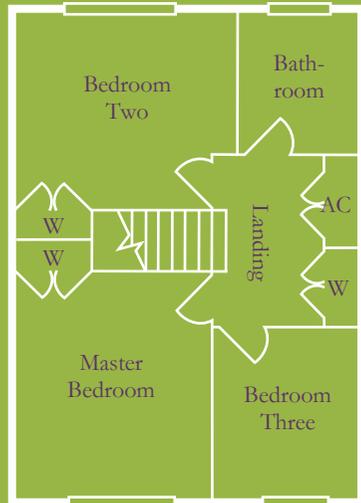
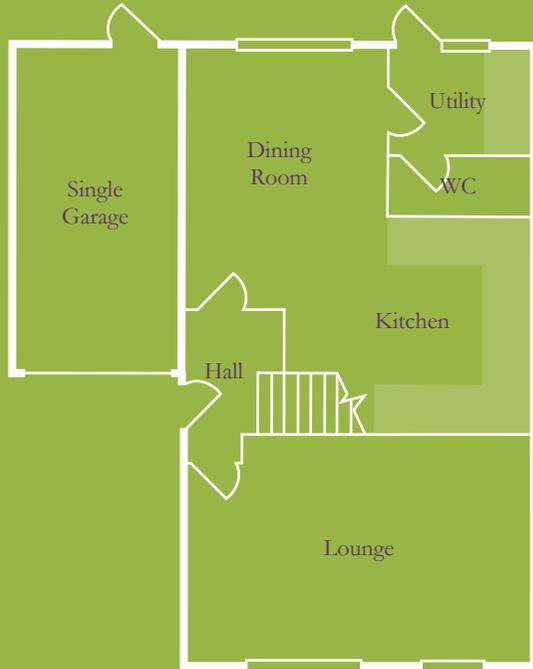


Refitted Bathroom 2.07 x 1.77m (approx 6'9 x 5'9)

A modern suite comprises wash basin set to vanity unit, WC and bathtub with shower unit over, with tiled splash backs, a chrome heated towel rail and an obscured window to the rear

EPC in Progress





Outside

The property sits towards the end of this quiet cul de sac, having pleasant views towards St James' church to the front aspect and being a short walk from the centre of the village. To the front aspect is block paved parking with for two vehicles as well as lawned gardens and there is access to the **Entrance Hall** and into the **Single Garage**. The garage has an up and over entrance door, power, lighting and a courtesy door to the rear garden

South Facing Garden

Being safely enclosed to all sides, the well tended rear garden is laid to a block paved terrace, lawns and raised vegetable beds. The garden enjoys a good degree of privacy and there is an exterior water point. The shed is not included in the sale



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.