



67 Wales Lane, Barton under Needwood, DE13 8JG



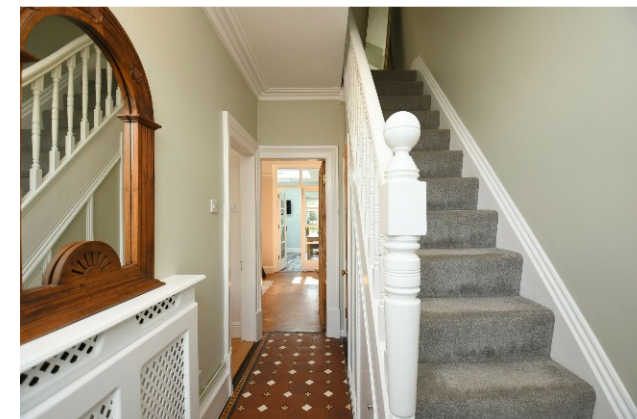
Showcasing a wealth of character features and prime setting in the heart of Barton under Needwood is this elegant Victorian home, having extended and immaculately presented interiors, three good sized bedrooms and a generous garden plot. Featuring traditional Minton flooring and original doors throughout, this attractive character home has been extended and upgraded over time and offers deceptively spacious accommodation set over three floors. The interiors comprise briefly reception hall, sitting room, family room, open plan dining kitchen, utility and cloakroom, with two bedrooms and a family bathroom to the first floor. A useful study area offers work from home space, and the master

suite is set to the second floor and is serviced by an en suite shower room. Outside, there is parking for one vehicle to the front and attractive gardens extend to a generous size at the rear, having a useful brick outbuilding and enjoying privacy to all sides. The property is serviced by mains has central heating and full double glazing.

The property is situated in heart of Barton under Needwood along the popular Wales Lane. This desirable village offers a superb array of amenities to suit both families and couples alike, including coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practise, and a stunning Tudor church.

Holland Sports club is a few minutes' walk from the property and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more, and the village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Primary and John Taylor High School. Local towns of Burton on Trent and the Cathedral City of Lichfield both offer rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll can be found within a short drive, and the International airports of Birmingham and East Midlands lie within a commutable distance.

- Traditional Victorian Village Home
- Wealth of Space & Character Features
- Extended & Modernised
- Two Generous Reception Rooms
- Open Plan Dining Kitchen
- Reception Hall with Minton Floor
- Utility & Cloakroom
- Three Good Sized Bedrooms & Study
- Range of Fitted Bedroom Furniture
- Master En Suite & Family Bathroom
- Off Road Parking
- Landscaped Garden with Outbuilding
- 'Outstanding' School Catchment
- Desirable Village Location
- Well Placed for Commuter Routes, Rail Travel & International Airports



Reception Hall 3.6 x 1.8m (approx. 11'8 x 5'10)

A spacious welcome to this traditional home, having stunning Minton flooring, stairs rising to the first floor and character doors into:

Sitting Room 4.08 x 3.63m (approx. 13'4 x 11'11)

An attractive reception room having bay window to the front, oak flooring and a traditional open fireplace

Family Room 5.55 x 3.46m (approx. 18'2 x 11'4)

Another generously proportioned reception room having window to the side aspect and original parquet flooring. Double doors open into:

Open Plan Dining Kitchen 5.08 x 3.65m (approx. 16'8 x 11'11)

Having been remodelled and refitted, the kitchen comprises a range of shaker wall, base and full height units with granite worksurfaces over, housing an inset Franke sink, space for an American fridge freezer and integral Bosch appliances including double oven, microwave, gas hob, extractor and wine fridge. Tiled flooring extends into the Dining Area where double doors open out to the gardens and an Orangery style rooflight provides plenty of natural light. A door opens into:

Utility 2.3 x 1.9m (approx. 7'6 x 6'3)

Fitted with full height and base units housing an inset sink with side drainer, having tiled flooring and a door out to the rear gardens

Cloakroom

Fitted with wash basin, WC, panelling to splash backs and housing the Combi boiler





Stairs rise to the first floor **Landing** where doors open to bedrooms two and three, and into:

Study 2.43 x 1.71m (approx. 7'11 x 5'7)

A useful space having fitted wardrobes and desk space, a window to the front and stairs rising to the second floor:

Master Suite 2.82 x 3.6m (approx. 12'6 x 11'9)

Fitted with a range of wardrobes and bedroom furniture, the master bedroom has a window to the rear aspect overlooking pleasant views of the garden and skylights to the front. With private use of:

En Suite 2.15 x 1.35m (approx. 7'0 x 4'5)

Fitted with wash basin set to vanity basin, WC and double shower, with tiled flooring, tiled splash backs, a heated towel rail and an obscured window to the rear

Bedroom Two 3.6 x 3.46m (approx. 11'4 x 11'9)

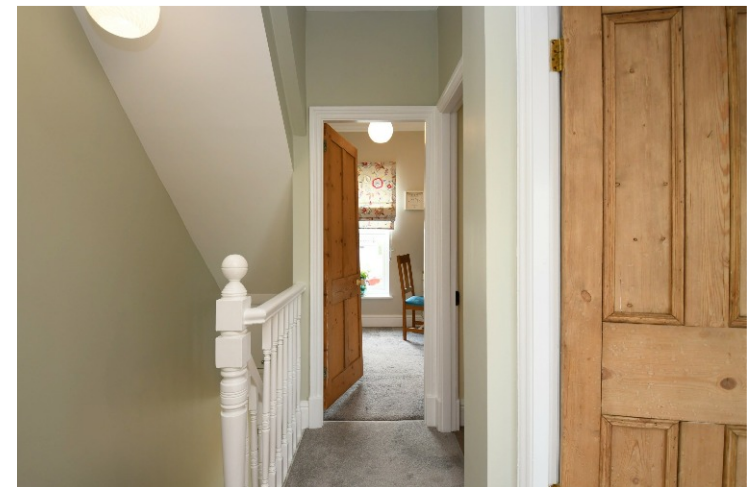
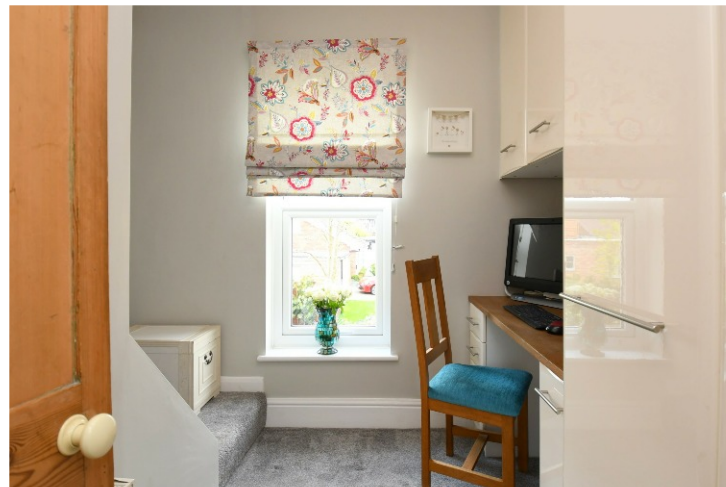
Another spacious double room having a window to the rear and a range of wardrobes and bedroom furniture

Bedroom Three 3.5 x 2.42m (approx. 11'6 x 7'11)

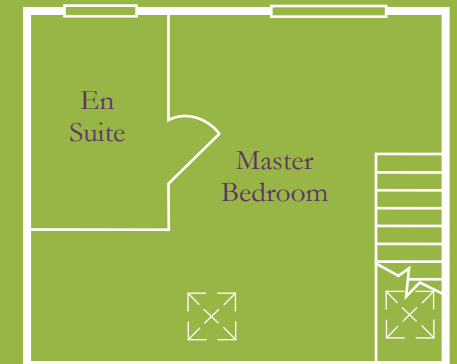
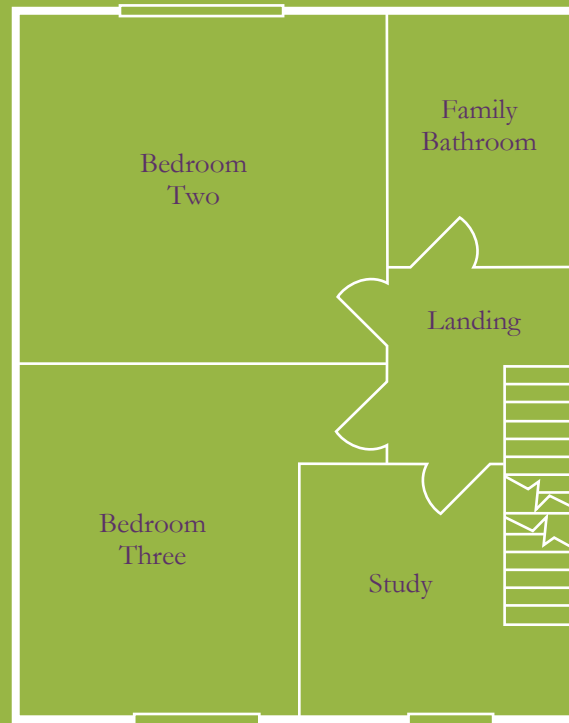
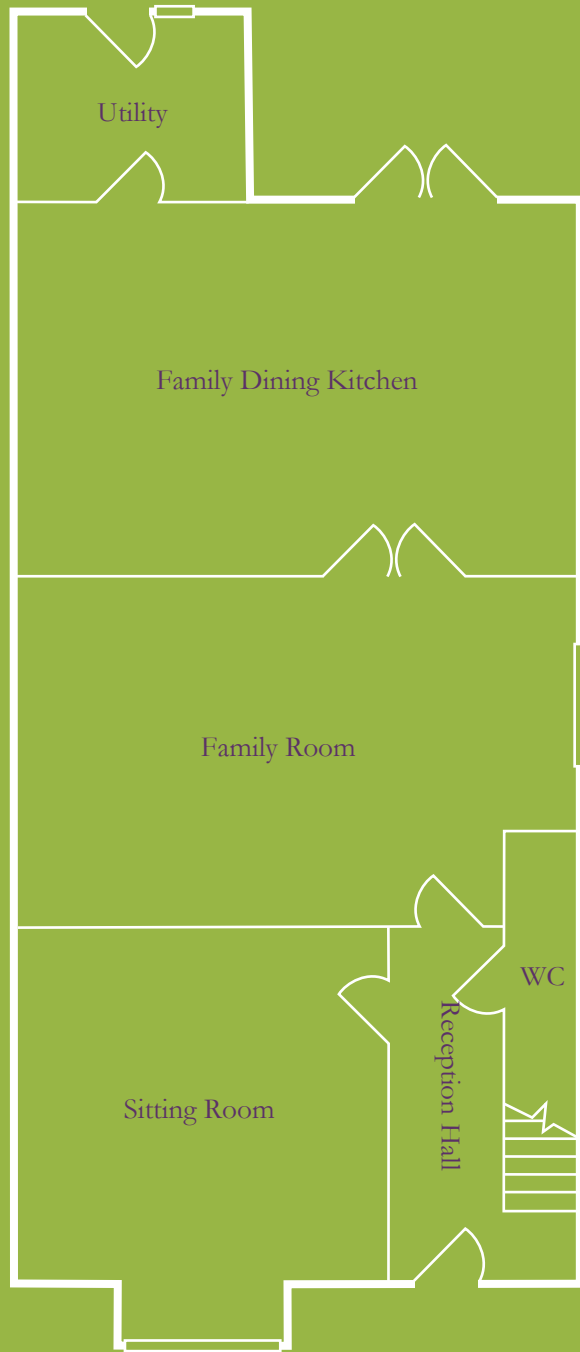
Having fitted wardrobes and bedroom furniture and a window to the front aspect

Bathroom 2.44 x 1.86m (approx. 7'11 x 6'1)

Comprising a white suite having twin wash basin set to vanity unit, WC and bathtub with shower unit over, having tiled flooring, tiled walls, a chrome heated towel rail and an obscured window to the side









Outside

The property sits back from the lane beyond a block paved drive with parking for one vehicle. A gate to the side gives a private access into the rear garden

Gardens

Extending to a generous size and enjoying a good degree of privacy, the rear garden has been landscaped and benefits from an attractive character wall to one side. Lawns edged with borders and a gravel pathway to the side leads to the top of the garden where there is a terrace housing a timber pergola with power, lighting and fittings for a TV. A useful brick **Outbuilding** provides exterior storage and there is lighting and power throughout the garden



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 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.