



8 Wales Lane, Barton under Needwood, DE13 8FJ

Offered with the benefit of no upward chain is this detached family home in the popular village of Barton under Needwood, benefitting from two generous reception rooms, three bedrooms and an established west facing garden plot. Presenting excellent potential to remodel, extend (STPP) and upgrade, the property has been maintained to a high standard throughout and is serviced by mains gas central heating and double glazing.

The interiors comprise reception hall, lounge, dining room, dining kitchen with traditional pantry and shower room to the ground floor, with three bedrooms to the first floor serviced by a family bathroom with separate WC. Outside, there is ample parking to the front as well as access into the single garage, and generous gardens extend to the rear aspect enjoying an excellent degree of privacy to all sides.

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 Burton on Trent and 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.

- Detached Home in Popular Village
- No Upward Chain
- Superb Potential to Extend/Modernise
- Spacious Reception Hall
- Two Reception Rooms
- Breakfast Kitchen with Pantry
- Ground Floor Shower Room

Reception Hall 3.8 x 1.9m (approx. 12'5 x 6'2)
A spacious welcome to this family home, having stairs rising to the first floor with storage beneath and doors opening into:

Lounge 4.1 x 3.94m (approx. 12'5 x 6'2)
A generous reception room having window to the front aspect and a gas fireplace

Breakfast Kitchen 5.16 x 2.83m (approx. 16'11 x 9'3)

A window to the rear enjoys pleasant views over the gardens and the kitchen is fitted with a range of wall and base units housing an inset sink with side drainer, spaces for a fridge freezer, washing machine and tumble dryer and an integral double oven and ceramic hob. Tiled flooring extends throughout, and doors open to the rear gardens and into a traditional **Pantry** with fitted shelving and a window to the side. A window to the rear

- Three Good Sized Bedrooms
- Bathroom & Separate WC
- Established West Facing Gardens
- Single Garage & Parking
- 'Outstanding' School Catchment
- Well Placed for Amenities, Commuter Routes & Rail Travel

overlooks the beautifully maintained gardens, and a door opens into:

Dining Room 5.0 x 3.0m (approx. 16'5 x 9'10)
Another well proportioned reception room having fitted storage and a picture window to the rear overlooking the beautifully maintained gardens

Shower Room 2.36 x 1.49m (approx. 7'9 x 4'10)
Having fitted wash basin, WC and shower, with tiled walls and obscured window to the side and rear





Stairs rise to the first floor **Landing** where there is a window to the side, a fitted airing cupboard housing the water cylinder and access to the large loft space via a drop down ladder. Doors open into:

Master Bedroom 3.75 x 3.06m (approx. 12'3 x 10'0)

A spacious principal bedroom having fitted

wardrobes and a window to the front with views towards the village Church spire

Bedroom Two 3.33 x 3.03m (approx. 10'10 x 9'11)

Another double room having a range of fitted wardrobes and a window to the rear aspect enjoying garden views



Bedroom Three 2.84 x 2.5, 1.54m (approx. 9'3 x 8'2, 5'0)

Having a double fitted wardrobe, fitted laundry cupboard and a window to the front

Bathroom 1.98 x 1.9m (approx. 6'6 x 6'2)

Comprising pedestal wash basin and bathtub with shower unit over, with half tiling to walls and an

obscured window to the rear. A door from the landing opens to the **Separate WC**, having half tiled walls and an obscured window to the side



Floor Plan In Progress



Outside

The property is set at an elevated position back from Wales Lane having ample parking to the front aspect next to lawned gardens. There is access into the **Single Garage** 4.7 x 2.45m (approx. 15'5 x 8'0) having power, lighting and an engine inspection pit, and gated access to the side leads into the rear gardens

West Facing Gardens

The rear gardens extend to a generous size and enjoy an excellent degree of privacy. A paved terrace leads into well tended lawns edged with neatly stocked borders, and a large shed with double doors is included in the sale. A character wall to the top of the garden enclosed the boundary and the size of the garden lends itself to extending to suite (STPP) without encroaching on the plot size

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.