



92 Ashtree Road, Barton under Needwood, DE13 8LL

Offered with no chain is this recently refurbished link detached bungalow, occupying a generous corner plot on the popular Ashtree Road. Having received recent upgrades to include a new boiler, full rewire, refitted kitchen, refitted bathroom, plastering and redecoration, this detached bungalow offers further scope to extend/develop further (STPP).

The interiors comprise briefly spacious lounge with wood burner, dining and living kitchen, two bedrooms and refitted shower room. Outside, there is parking to the fore of a single garage, and corner plot gardens extend to the side, front and rear aspect enjoying much privacy. The property is serviced by mains gas central heating and double glazed windows, with UV Solar Panels also providing reduced rated under a 'rented roof' scheme. The Solar panels have also received upgraded electrics.

The charming village of Barton under Needwood offers an array of amenities including coffee shops, gift shops, a post office, newsagent, local store, GP surgery, dental practice, library and a stunning Tudor church, all being well within walking distance of the property. The village also benefits from an Ofsted rated 'Outstanding' school catchment including the Thomas Russell Juniors and the highly regarded John Taylor Specialist Science School. There is a public bus service runs through the village giving access to local Burton on Trent and the Cathedral City of Lichfield where there are further leisure and convenience amenities as well as rail stations with regular links to Birmingham, London. The village is well placed for access to commuter roads including A38, A50 and M6 Toll and the international airports of East Midlands, Birmingham and Manchester are all within an easy drive.



- Detached Bungalow with No Chain
- Recently Refurbished to include Boiler, Kitchen & Bathroom
- Excellent Plot with Extension Potential
- Spacious Lounge
- Living & Dining Kitchen
- Two Bedrooms
- Family Shower Room
- Parking & Single Garage
- Corner Plot Gardens
- Ideal Project/Investment/Downsize
- Walking Distance to Village Centre
- UV Solar Panels on 'Rented Roof' Agreement

Refitted Dining Kitchen 6.15 x 2.72m (approx. 20'2 x 8'10)

This attractively upgraded kitchen is fitted with a range of wall and base units with oak effect work surfaces over, housing an inset stainless steel sink with drainer, integral appliances including dishwasher, washing machine and oven with electric hob and space for a fridge, freezer. Double doors open out to the gardens, and there are windows to two sides plus a second door into the garden.



The front door opens into:

Lounge 5.5 x 4.43m (approx. 18'0 x 14'6)

Having dual aspect windows and a feature Brickwork fireplace housing a wood burning stove

A door from the **Lounge** opens into the **Hallway**, which leads through to:





From the **Hallway**, a door opens to a spacious fitted cupboard. Further doors lead into:

Master Bedroom 5.11 x 2.72m (approx. 16'9" x 8'10")
A spacious double room having window to the rear

Bedroom Two 2.86 x 2.05m (approx. 9'4" x 6'8")
With loft access point and a window to the side

Refitted Shower Room 2.85 x 2.38m (approx. 9'4" x 7'9")

Comprising wash basin and WC set to vanity units, an oversized walk in shower, tiled splash backs, a heated towel rail and an obscured window to the side



Outside

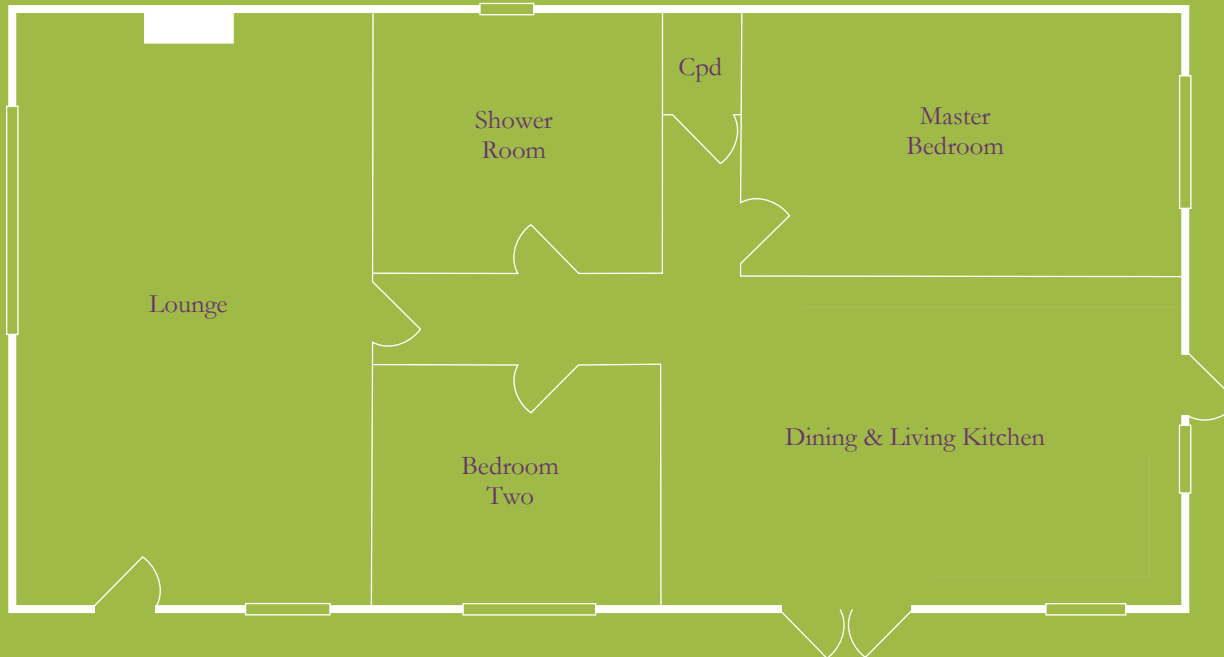
The bungalow is set on a large corner plot with a driveway and parking to one side. The drive also gives access into the **Single Garage** which has a courtesy door opening into the gardens

Gardens

The corner plot garden is enclosed with mature

hedges, giving privacy to all sides. A pathway leads to the front door, and there are lawned gardens to the front aspect. A gate opens into the rear garden which offers ample opportunity to landscape and extends to the side and rear of the property, having an exterior water point





Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	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.