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29 The Green, Barton under Needwood, Burton-on-Trent,  
Staffordshire, DE13 8JB

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 29 The Green, Barton under Needwood, Burton-on-Trent, Staffordshire, DE13 8JB

# £725,000

The popularity of the highly sought-after village of Barton under Needwood is understandable given the outstanding amenities, with a range of local shops, pubs and eateries and a class-beating secondary school - John Taylor. The village is therefore a very comfortable environment to live in and this very substantial family home is the perfect way to enjoy village life. Occupying a generous corner plot with a gated driveway, the property has a versatile accommodation layout with four double bedrooms on the first floor, two of which are en suite and a ground floor boasting 4 reception areas including a huge conservatory. The family dining kitchen is awesome and the utility is a great working space. Immaculately presented throughout the property boasts uPVC double glazing and gas-fired central heating. The fore and rear gardens with three garages add to the versatility of this fine home and an early viewing is considered essential.



### RECEPTION HALL

With UPVC double-glazed entrance door and side screens, external wall lantern and attractive parquet wood block flooring, with stairs leading off and spindle balustrade, radiator, downlights and central heating control.

### FITTED GUESTS CLOAKROOM

Generously sized with close coupled W.C. and pedestal wash hand basin, tiled flooring and partial wall tiling, radiator and obscure double-glazed window.

### FAMILY LOUNGE

3.61m x 6.06m (11' 10" x 19' 11") With traditional wooden fire surround with marble hearth and backing and inset living flame coal effect gas fire, a continuation of the attractive parquet flooring, UPVC double glazed window to front, double and single radiators, coving to ceiling, and double bi-fold doors opening to

### IMPRESSIVE CONSERVATORY

4.93m x 6.16m (16' 2" x 20' 3") A truly huge conservatory being UPVC double-glazed standing off a brick base with double doors opening to the rear garden, comprehensive floor tiling and TV aerial point

### SNUG/OFFICE

2.5m x 4.62m (8' 2" x 15' 2") A versatile room with a UPVC double-glazed window to the rear, radiator, TV aerial point and access to a very useful store cupboard with light point and window

### STUDY

2.44m x 2.72m (8' 0" x 8' 11") with UPVC double glazed window to the front, radiator and coving

### SUPERB FAMILY DINING BREAKFAST KITCHEN

5.21m x 7.22m (17' 1" x 23' 8") The kitchen area is well fitted with extensive quartz worktops, with American oak doored base storage cupboards and drawers with further matching wall-mounted storage cupboards including glazed display cabinets, an under-mounted enamel sink unit with a swan necked mixer tap, a central island unit with breakfast bar overhang, space for an American style fridge freezer, integrated dishwasher with matching fascia, separate dresser-style unit with space for a range-type cooker with a concealed extractor fan and flanked by further useful store cupboards, ample room for a family dining table, UPVC dual aspect double-glazed windows, low energy downlighters, ceramic floor tiling.



### UTILITY ROOM

3.17m max x 3.13m max (10' 5" x 10' 3") An L-shaped room with further work surface space with base storage cupboards and drawers together with matching wall-mounted storage cupboards, a single drainer enamel sink unit, space and plumbing for washing machine and tumble dryer, tiled flooring and radiator, UPVC rear facing window and stable-style door to garden and further door to garage.

### FITTED GARDENER'S WC

with WC suite, tiled flooring and obscure glazed window to side.

## FIRST FLOOR

### LANDING

2.12m x 5.18m (6' 11" x 17' 0") Stairs with a spindle balustrade rise to this very spacious landing area, 3 Velux skylights with integral blinds and UPVC double-glazed window, access to eaves storage, downlighters, 2 radiators.

### BEDROOM ONE

3.15m x 5.6m (10' 4" x 18' 4") With a uPVC double glazed window to the front and twin Velux skylights to the rear with integral blinds, radiator, door to

### ENSUITE SHOWER ROOM

Fully tiled with a shower cubicle with thermostatic shower fitment and extractor fan, vanity unit with wash hand basin and monoblock mixer tap, close-coupled W.C., chrome centrally heated towel rail and radiator,



### BEDROOM TWO

3.56m x 4.14m (11' 8" x 13' 7") With dual aspect uPVC double-glazed windows, radiator and built-in wardrobe,

### ENSUITE SHOWER ROOM

with a tiled shower cubicle with thermostatic shower fitment, close-coupled W.C. and pedestal wash hand basin, coordinated ceramic wall tiling, obscure uPVC double-glazed window, chrome centrally heated towel rail and downlighters

### BEDROOM THREE

3.65m x 3.24m (12' 0" x 10' 8") with twin Velux skylights with integral blinds, full height and width mirrored sliding door wardrobes, double radiator

### BEDROOM FOUR

3.28m x 3.23m (10' 9" x 10' 7") with uPVC double glazed dormer style window to front, radiator and access to loft space

### FAMILY BATHROOM

having a suite comprising of a corner bath with mixer tap and shower attachment and a separate shower cubicle with Triton electric shower, pedestal wash hand basin and close coupled W.C. comprehensive ceramic wall tiling, chrome central heated towel rail, downlighters and extractor fan, Velux skylight with integral blind



### OUTSIDE

#### GARAGE

4.17m x 5.14m max (13' 8" x 16' 10") with electric up & over entrance door and light and power, work surface space with base and wall storage cupboards,

#### GARAGE NO 2

3.04m x 5.2m (10' 0" x 17' 1") with up and over entrance door, light and power and uPVC door to side

#### GARAGE NO 3

3.12m x 5.43m (10' 3" x 17' 10") Timber framed with an up and over entrance door, fluorescent light and power

#### GARDEN

To the rear of the property is a good-sized garden with a private aspect, with a twin gated vehicular access off Captains Lane leading to garages 2 and 3 with hardstanding, stone gravelled area and pergola, lawns with block paved pathways and patio seating area and personal gates to each side of the property. To the front of the property is a generous in and out gated block paved driveway with retaining ornamental wall and foregarden.

#### COUNCIL TAX

Band F - East Staffordshire



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
		England, Scotland & Wales	

### TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

### VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR  
1643 sq.ft. (152.7 sq.m.) approx.

1ST FLOOR  
1085 sq.ft. (100.8 sq.m.) approx.



TOTAL FLOOR AREA : 2728 sq.ft. (253.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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