



100 Main Street, Barton under Needwood, Burton-on-Trent, Staffordshire, DE13 8AB

Bill Tandy

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£400,000 Offers over

Bill Tandy and Company are delighted in offering for sale this superbly improved traditional dwelling located within the heart of the highly sought after village of Barton under Needwood. Originally two cottages converted into one dwelling, the property offers a wealth of charm and period features, with the benefit of extensions and substantial improvements offering a generously sized house. The property is within walking distance of all amenities found within the village, including the highly sought after secondary school of John Taylor. The property itself, which needs to be viewed to be fully appreciated, comprises two generous reception rooms, updated kitchen, versatile utility room/breakfast room, and ground floor guests cloakroom. On the first floor are three bedrooms, bathroom and Jack and Jill shower room. One of the distinct features of the property is the landscaped rear garden with the added benefit of a detached garage and parking located to the left hand side of the property.



SITTING ROOM

4.56m x 3.34m (15' 0" x 10' 11") approached via a wooden front entrance door and having double glazed window to front with window shutter, radiator, door opens to the staircase which rises to the first floor, recessed display alcove, store cupboard, beamed ceiling and a feature and focal point is the fireplace having a tiled hearth with cast-iron log effect gas burner.



KITCHEN

3.07m x 3.00m (10' 1" x 9' 10") having two double glazed windows to rear, a range of wooden base cupboards and drawers with granite work tops above, tiled splashback surround, wall mounted cupboards with under-cupboard lighting, ceramic Belfast sink with swan neck mixer tap, Rangemaster multi-oven cooker with five ring gas hob and extractor fan above and integrated appliances include fridge, freezer and dishwasher.

BREAKFAST/UTILITY ROOM

4.74m max x 3.29m max (15' 7" max x 10' 10" max) a versatile space located off the kitchen which could also be used for working from home but provides a very useful utility area having a range of base and wall mounted storage cupboards, wooden preparation work surfaces, ceramic Belfast sink with tiled surround, space ideal for washing machine, useful under stairs store cupboard/pantry, spot lighting, double glazed window to rear and door to garden.

GUESTS CLOAKROOM

having Velux skylight window, wall mounted wash hand basin with tiled surround and low flush W.C.

DINING ROOM

4.63m x 2.62m (15' 2" x 8' 7") having double glazed window to front with window shutter, radiator, stairs to first floor with under stairs store cupboard, feature wooden floor and beamed ceiling.

FIRST FLOOR LANDING

having double glazed window to front with window shutter, loft access and a range of doors open to:

BEDROOM ONE

3.04m x 3.01m (10' 0" x 9' 11") having two double glazed windows to rear, radiator and built-in wardrobes with sliding doors.

JACK AND JILL EN SUITE SHOWER ROOM

this superb modernised shower room has access from both bedroom one and bedroom two and comprises a white suite comprising vanity unit with inset wash hand basin, low flush W.C. and shower cubicle with aqua-boarding surround, obscure double glazed window to rear, laminate floor and heated towel rail.

BEDROOM TWO

3.56m x 2.70m (11' 8" x 8' 10") approached via the second staircase from the Dining Room and having double glazed window to front with window shutter, radiator, loft access and feature exposed beams.

FAMILY BATHROOM

2.57m x 1.40m (8' 5" x 4' 7") having skylight window, radiator, exposed beamed features and white suite comprising vanity unit with inset wash hand basin, low flush W.C. and bath with shower head attachment and tiled surround.



BEDROOM THREE

4.54m x 2.17m max (14' 11" x 7' 1" max) having double glazed window to front with window shutter, radiator, additional skylight window and built-in wardrobe with sliding doors.

OUTSIDE

Located to the left hand side of the property is a shared access road leading to the rear where the left hand proportion has two tandem allocated parking spaces and leads to the garage. Set to the rear is a superbly landscaped and low maintenance rear garden having block paved patio with artificial lawn beyond, useful shed currently used as a home office having double glazed door and window, pergola providing a sheltered entertaining patio space, walled and fenced boundaries and side gated access to the shared vehicular access.

DETACHED GARAGE

approached via a vehicular entrance door and having courtesy door to side.

COUNCIL TAX

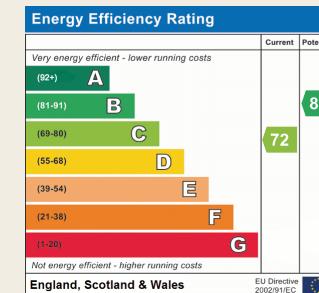
Band C.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. Please refer to Key Facts for Buyers.

ANTI-MONEY LAUNDERING AND ID CHECKS

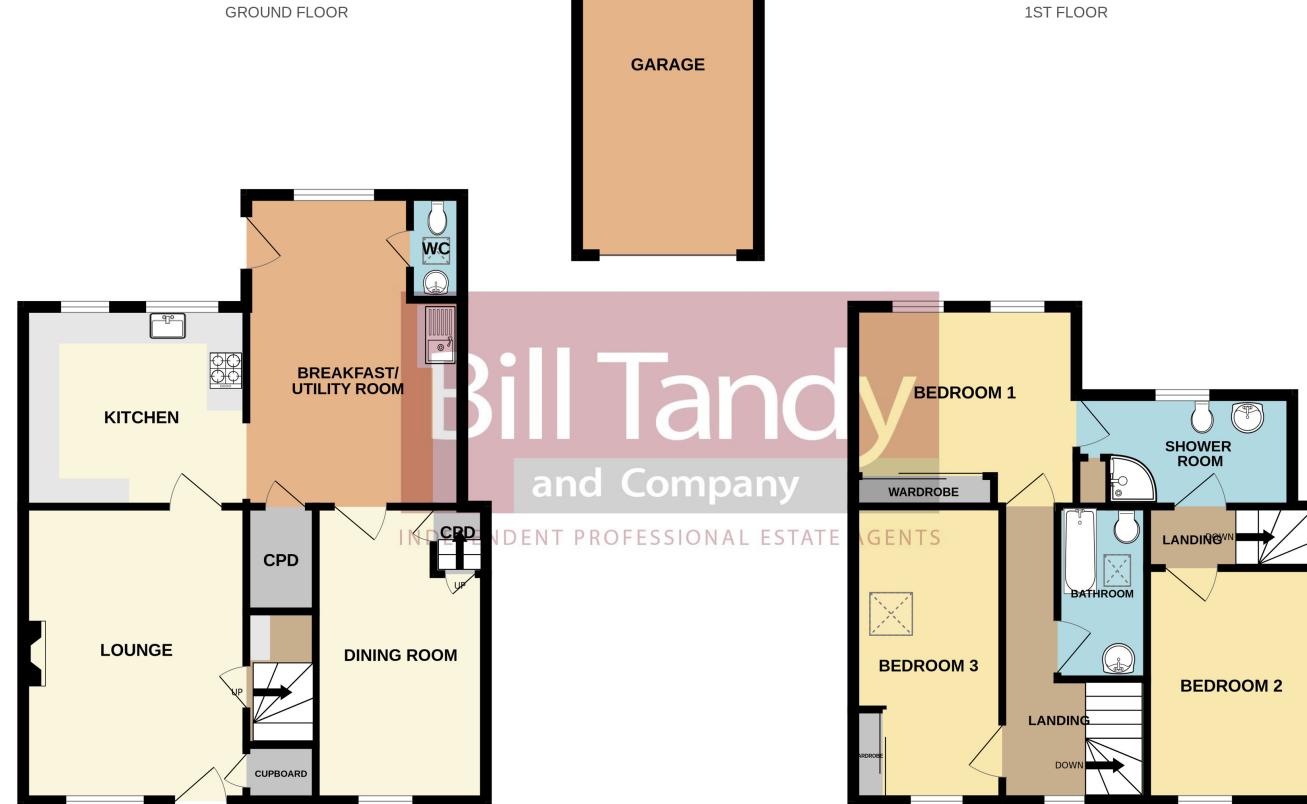
Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



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.



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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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