



**For Sale**

**64 The Green, Barton-under-needwood**

**£560,000**

 **4**

 **3**

**OFFERED WITH NO UPWARD CHAIN THIS BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI-DETACHED FAMILY HOME IS LOCATED IN THE SOUGHT AFTER VILLAGE OF BARTON-UNDER-NEEDWOOD.**

Offered with no upward chain this remarkable home is set on a stunning garden plot in the highly sought-after village of Barton Under Needwood. Having been previously extended and extensively modernised the property has been transformed into a beautiful family home with a sophisticated contemporary interior. Located within the John Taylor catchment area and within walking distance of all of the village amenities, the property is also within easy reach of the excellent transport links via the A38 and train stations at Burton and Lichfield.

Benefitting from underfloor heating on the ground floor, gas central heating, oak doors and double glazing throughout, the home is positioned behind a large block-paved driveway, providing ample off-road parking. An open storm porch leads to the front entrance, which opens into a spacious hallway with a tiled floor, useful storage cupboard and a staircase to the first floor.

The sitting room to the front features a brick chimney breast, adding character and a window with views to the front. This room can also serve as a fifth bedroom if needed. The spacious lounge/dining room includes a skylight, feature fireplace and wide French doors opening to the rear garden.

At the centre of the home is an extended breakfast kitchen with a large centre island, a range of wall and base units with a cream gloss finish, wood effect work surfaces and display lighting. It includes an integrated electric hob, double eye-level oven, extractor hood, fridge, freezer, and dishwasher. The kitchen features a tiled floor, skylights, spotlights, and wide double-glazed French doors opening to the rear garden. Double oak doors connect it to the living/dining room. There is a good-sized utility room equipped with additional wall & base units, housings for

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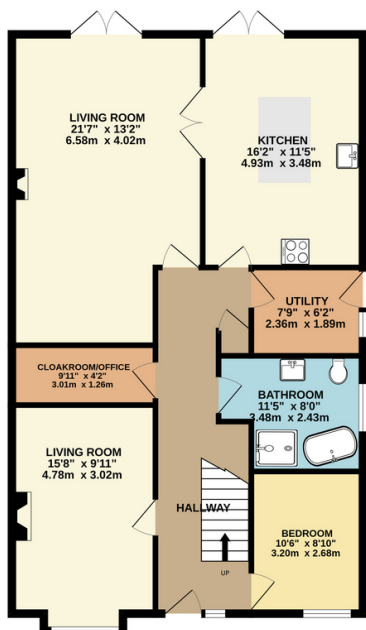
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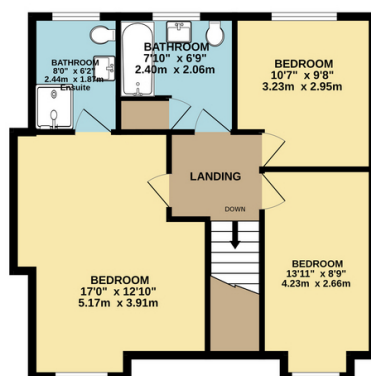




GROUND FLOOR  
981 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 1567 sq.ft. (145.6 sq.m.) approx.  
While 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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- NO UPWARD CHAIN
- SOUGHT AFTER VILLAGE LOCATION
- ADDITIONAL SITTING ROOM/FIFTH BEDROOM
- FOUR GOOD SIZED BEDROOMS
- TWO BATHROOMS PLUS ENSUITE
- STUNNING PRIVATE REAR GARDEN
- SUBSTANTIAL DRIVEWAY WITH PARKING FOR SEVERAL CARS

