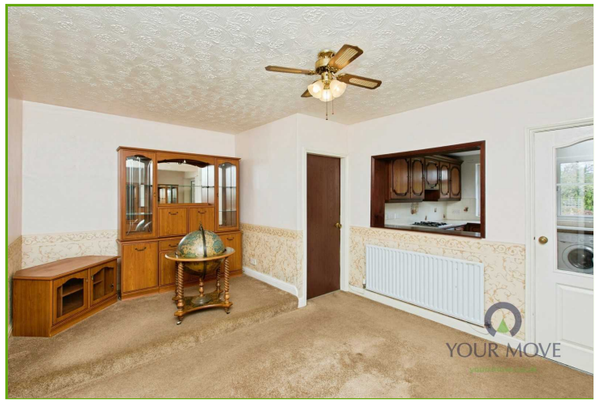
















Lichfield Road, Barton under Needwood, Burton-on-Trent, Staffordshire, DE13

Guide Price: £225,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Lichfield Road, Barton under Needwood, Burton-on-Trent, Staffordshire, DE13

Council Tax Band: C
EPC Rating: TBC
Local Authority: East Staffordshire Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

A chain-free three-bedroom semi-detached house in the sought-after village of Barton under Needwood, offering two reception rooms, a kitchen and bathroom, and excellent potential for modernisation, with good local amenities, schools, countryside walks and convenient road and public transport links to nearby towns and cities.

Description
This three-bedroom semi-detached house is for sale in Barton under Needwood and offers an excellent opportunity for buyers looking for a home that needs modernising and can be tailored to their own taste. The property includes two reception rooms, one kitchen and one bathroom, with Council Tax Band C and the added benefit of being chain free.
Barton under Needwood is a well-regarded village with a traditional high street offering local shops, pubs and cafés, as well as nearby schools and green spaces. Local parks and countryside walks are easily reached, making it appealing for those who enjoy outdoor activities.
For wider amenities, Burton upon Trent and Lichfield are accessible by road, offering rail links to Birmingham, Derby and beyond. Bus services run through the village towards nearby towns, providing public transport options for commuting, shopping and leisure, while major routes such as the A38 connect you to regional destinations.

Entrance Hall

Lounge
14`0 x 11`10

Dining Room
14`5 x 11`7

Bathroom
13`3 x 5`1

Kitchen
9`10 x 9`5

Conservatory
10`6 x 7`7

Garage
20`6 x 7`5

First Floor Landing

Bedroom One
26`0 x 7`4

Bedroom Two
15`4 x10`7

Bedroom Three
11`11 x 11`9

Separate WC

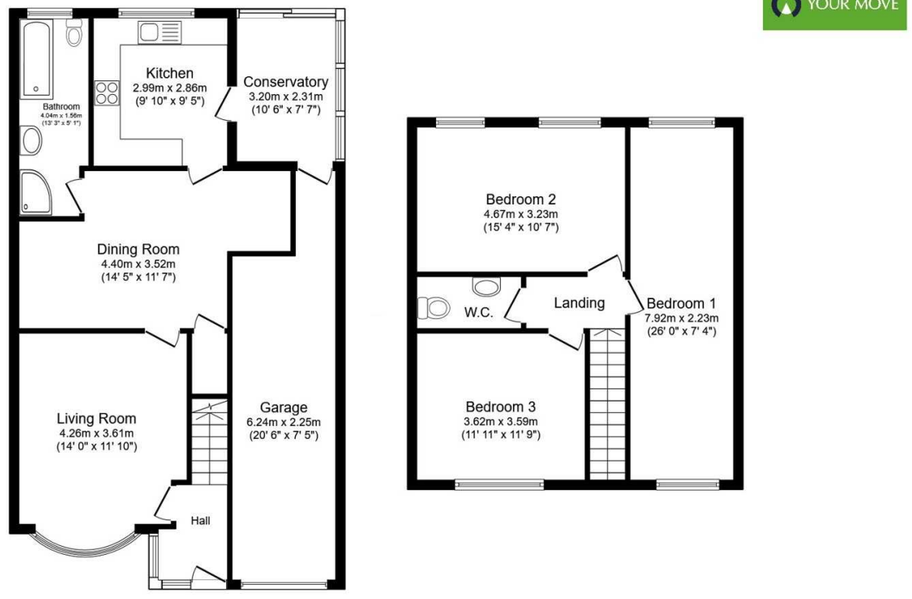
Garden

Freehold

Council Tax Band
C East Staffs

Auction Terms
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

For full EPC please contact the branch.



Total floor area 141.0 sq.m. (1,518 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.