



1B The Coach House Dunstall Road

Barton Under Needwood, Burton-On-Trent, DE13 8AX

Offers in excess of £169,995



Chase Owl are pleased to market this one bedroom contemporary ground floor apartment in the sought after village of Barton under Needwood. Finished to a high standard throughout, being ideal for First Time Buyers/Investors and being OFFERED WITH NO CHAIN. Entrance Hallway, Lounge, Fitted Kitchen, Bedroom and Shower Room. Enclosed Garden to rear and Allocated Parking.



Entrance Hallway

Approached from front entrance door and being open plan to Lounge and door leading to Shower Room.

Lounge 16'4" x 9'5" (4.98m x 2.87m)

This spacious room offers ample space for dining and a living area, with inset lights, wooden flooring, two radiators and windows to side aspect and front aspect being fitted with traditional style shutter.

Fitted Kitchen 9'5" x 7'8" (2.87m x 2.34m)

Being fitted with a range of gloss grey wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer. Built in electric oven with induction hob and extractor over. Bosch Fridge/Freezer, Washing Machine and Dishwasher. Inset ceiling lights, laminate flooring and under cupboard/plinth lighting.

Bedroom 16'4" x 9'0" (4.98m x 2.74m)

A spacious bedroom with inset ceiling lights, laminate flooring, radiator, built in wardrobes with sliding mirror doors and window to front aspect with traditional window shutter.

Shower Room

Comprising of double walk in shower cubicle, vanity hand wash basin and w.c. Inset ceiling lights, extractor fan, heated towel rail, tiled flooring and window to front aspect. An access point leads to a generous loft space which offers potential to possibly convert into a home office if desired.

Outside

A walled driveway leads into a blocked paved courtyard where there is an allocated parking space. From the courtyard there is access to a private useful covered bin store and storage area. Further access to a shared LANDSCAPED WALLED GARDEN with patio and raised planted flower beds.

Agents Note

The property is LEASEHOLD with approximately 992 years remaining. Service Charge; Payments are twice yearly at £678.00 and covers the maintenance of all communal areas, window cleaning, lighting and Buildings Insurance.

Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

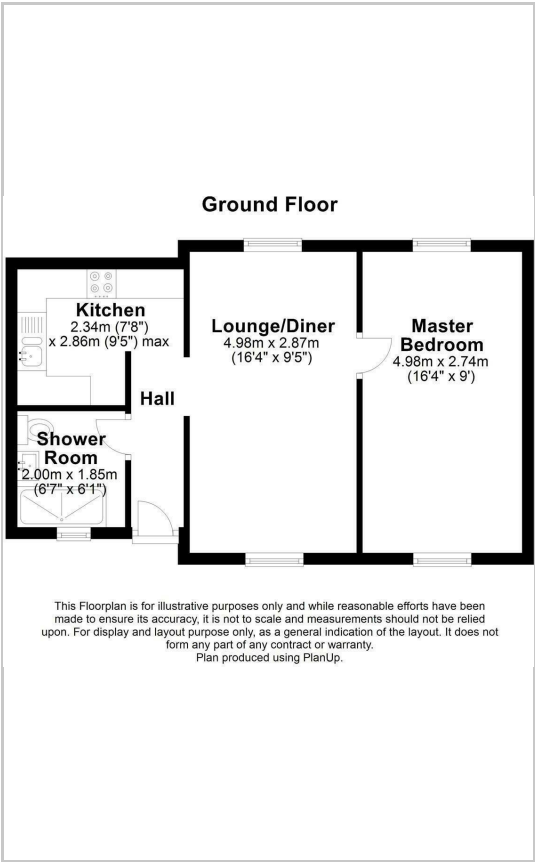
Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

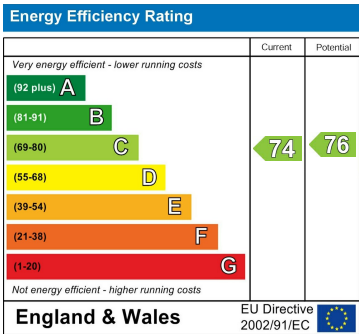
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

