



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

Nicholas
Humphreys

£175,000

**** Desirable Village Location ** Ground Floor Apartment ** No Upward Chain ****

A modern and stylish ground floor apartment, situated within the highly sought-after village of Barton-under-Needwood. Offering well-presented open-plan living accommodation with a contemporary fitted kitchen within an open plan living area, separate utility room, spacious double bedroom and modern shower room.

The property benefits from secure entry, shared parking and access to a communal garden with a private patio-style area. Ideally suited to first-time buyers or investors, conveniently located within walking distance of village amenities and offering excellent access to the A38 linking Burton-on-Trent and Lichfield. Offered for sale with no upward chain and immediate vacant possession.



The Accommodation

A stylish modern ground floor apartment, ideally positioned within the highly desirable village of Barton-under-Needwood, this well-presented home is perfectly suited to the first-time buyer, downsizer or buy-to-let investor alike. Set back from the road with the benefit of a shared parking area, the accommodation is accessed via a secure double-glazed communal entrance door leading into a welcoming hallway. The apartment itself opens into an entrance hall with laminate flooring, radiator and attractive oak internal doors leading off to the accommodation.

A particularly useful feature of the property is the utility room, which provides plumbing and appliance space for a washing machine, preparation work surface, radiator, inset spotlights to the ceiling and a uPVC double-glazed window.

The main living space is arranged in an open-plan style, combining the lounge, dining and kitchen areas to create a bright and sociable room. The kitchen is fitted with a one and a half bowl single drainer sink unit set into preparation work surfaces, complemented by a wide range of gloss-fronted base cupboards and drawers with matching eye-level wall units. There are concealed appliances including a fridge freezer and dishwasher, together with a Bosch stainless steel oven, electric hob and extractor hood above. uPVC double-glazed windows to the front elevation and a radiator serve the kitchen area, while the laminate flooring continues through to the lounge space, which also enjoys a further radiator and high-level uPVC windows flooding the room with natural light.

An inner hallway leads through to the principal bedroom and shower room. The bedroom is tastefully presented with laminate flooring, radiator, inset spotlights to the ceiling and a uPVC double-glazed window. The shower room is fitted with a modern white suite incorporating a WC, hand wash basin with cupboard beneath, and a double walk-in shower enclosure with fitted glass screen and twin-headed shower. Complementary wall tiling, a heated chrome towel rail, extractor fan and uPVC double-glazed window complete the room.

Outside, the apartment benefits from access to a communal garden together with a patio-style garden area enclosed by fence boundaries, shared with the neighbouring apartments and offering a good degree of privacy. Conveniently located within walking distance of the many amenities provided by the centre of Barton-under-Needwood, the property also enjoys excellent access to the A38, linking Burton-on-Trent and the cathedral city of Lichfield. Offered for sale with no upward chain and immediate vacant possession, this attractive apartment is available for internal viewing strictly by appointment only.

Hallway

Utility Room

1.50m x 1.47m (4'11 x 4'10)

Open Plan Living Area

4.83m x 4.67m (15'10 x 15'4)

Bedroom One

3.66m x 3.40m (12'0 x 11'2)

Shower Room

2.34m x 2.03m (7'8 x 6'8)

Leasehold

The lease was 999 years from 01/01/2020. The annual payments for the service charge is ££1510 per year approximately. All lease and service charge information to be confirmed and verified by your actioned conveyancer. All charges subject to change and alteration.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

Local Authority: East Staffordshire Borough Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites: www.gov.uk/government/organisations/environment-agency

An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements

In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

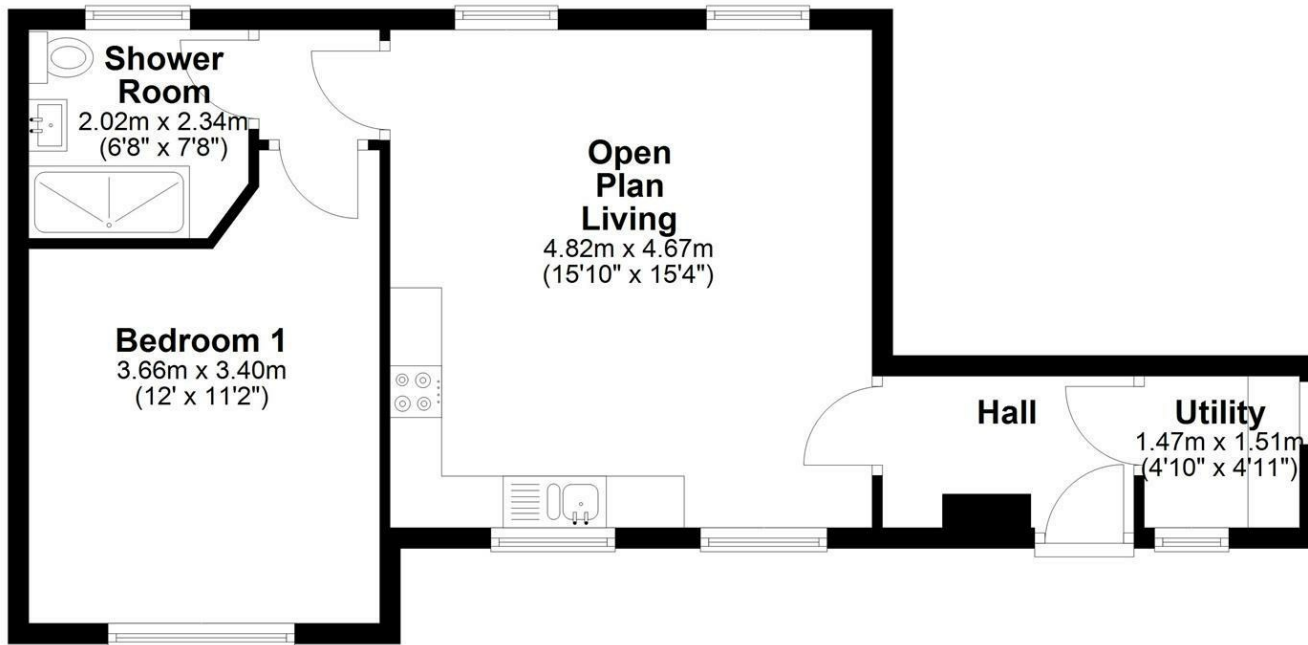
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change



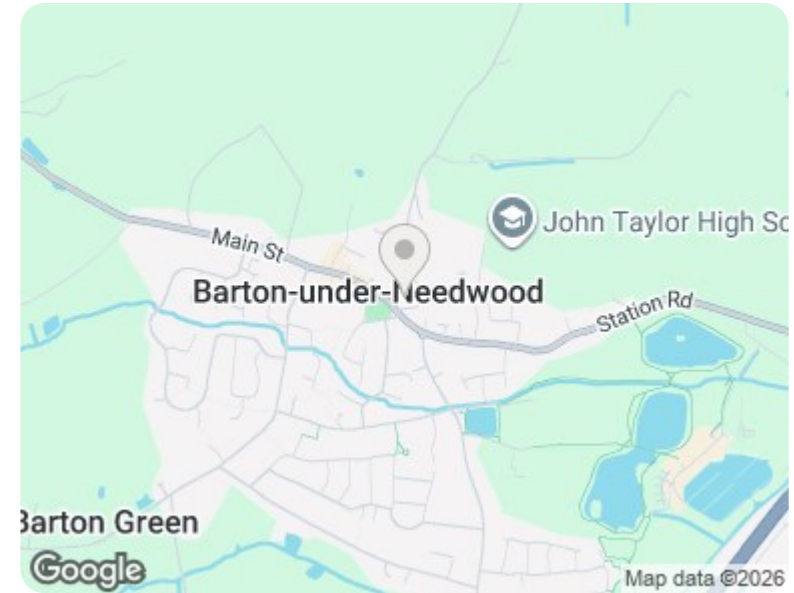




Ground Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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