



EweMove

SALES AND LETTINGS



£450,000

3 Bedroom Character Property for sale

63 Wales Lane, Barton Under Needwood, Burton-on-Trent



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Overview

Charming Period Extended Home with Generous Living Spaces, a Beautiful Garden and an Envious Village Setting. ENQUIRE VIA OUR EWEMOVE WEBSITE OR CALL 24/7



Key Features

- Stunning Victorian Family Home
- Period Features
- Rear Extension & Loft Conversion
- Three Spacious Double Bedrooms
- Master Bedroom With Ensuite
- Gorgeous Bathroom With Four Piece Suite
- Fabulous Plot With Mature Rear Garden
- Desirable Village Location
- Easy Access To Amenities
- John Taylor Catchment





Welcome to Wales Lane-a picturesque street in the ever-desirable village of Barton-under-Needwood-where this beautifully presented period home blends timeless character with spacious modern living. Offering three impressive double bedrooms, a generous rear garden, and an unrivalled village location just a short drive from the stunning Barton Marina.

Step inside, and you'll discover accommodation arranged over three generous floors. The entrance hall sets the tone with its warm welcome, leading into a light-filled living room, where period details like a cast iron fireplace and window shutters evoke timeless appeal.

The real heart of the home lies to the rear: a fabulous open-plan kitchen/diner and family room, extended to create a seamless space for cooking, entertaining, and relaxing. Think woodblock worktops, a Belfast sink, skylights flooding the space with natural light, and French doors opening out to the garden-this is the kind of space dreams are made of.



Upstairs, two double bedrooms are joined by a luxurious four-piece family bathroom, complete with a freestanding tub, rainfall shower, and bespoke shutters. The top floor is reserved entirely for a show-stopping Master suite, offering a peaceful retreat with built-in storage and a stylish en-suite shower room.

Outside, the home continues to impress. A double-width brick-paved driveway provides ample parking, while the extensive rear garden is a true oasis, featuring a large patio, mature planting, generous lawn, and two garden sheds for practical storage. There's even exterior lighting and water supply to help you enjoy this magical space all year round.

Perfectly positioned within catchment for the highly regarded John Taylor High School and just minutes from the A38, you'll enjoy the tranquillity of village life

without compromising on access to Lichfield, Burton, and beyond. The area is a haven for walkers and nature lovers, with scenic countryside trails on your doorstep and excellent local transport links.

and prior to a sales memorandum being issued.

This is a home with space to grow, character to cherish, and a setting that's simply hard to beat. But don't just take our word for it-come and see it for yourself. Early viewing is highly recommended.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Property Construction: Traditional

Parking: Private Driveway

Electricity Supply: Mains connected

Water Supply: Mains connected

Sewerage: connected to mains drainage

Heating: Gas central heating

Conservation Area: No

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

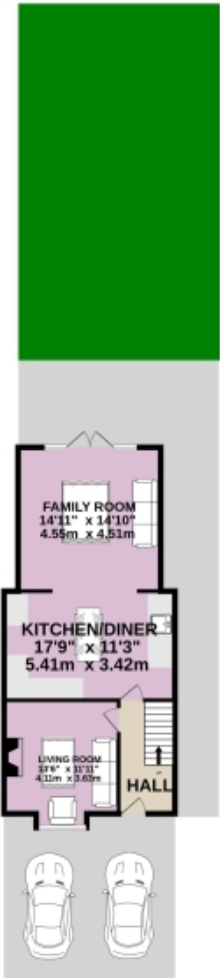
EPC rating: E

Council Tax rating: B

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Floorplans

GROUND FLOOR



1ST FLOOR

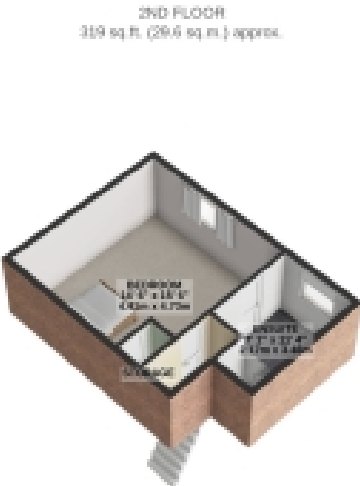


2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Floorplans



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



Marketed by EweMove Barton-under-Needwood

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