



Kerwyn, 41 Efflinch Lane, Barton under Needwood, DE13 8EU

 Parker
Hall

Kerwyn is a delightful, traditional semi detached home enjoying a desirable address in Barton under Needwood and the benefit of no upward chain. This charming and deceptively spacious 1930s property presented outstanding potential to refurbish/extend to suit, alongside attractive original features and a generous garden plot. An arched entrance porch and leaded stained glass entrance door opens into the reception hall, leading in turn to two reception rooms, each having feature fireplaces. There is a breakfast kitchen extending to the rear aspect, and a traditional pantry is accessed from the second reception room. To the first floor there are three bedrooms, two doubles, serviced by a family bathroom. Outside, a generous frontage provides parking and access into the garage, and there is ample space to extend to the side and rear aspect (subject to relevant permissions) without encroaching on the garden, which enjoys an open outlook towards one of the village school's playing fields. Kerwyn is serviced by both single and double glazed windows, and part mains gas central heating via a 2017 boiler.

- Traditional 1930s Semi Detached Home
- Offered No Upward Chain
- Wealth of Original Features
- Excellent Extension/Refurbishment Potential (STPP)
- Two Spacious Reception Rooms
- Breakfast Kitchen & Pantry
- Porch & Reception Room
- Three Bedrooms (Two Doubles)
- Family Bathroom
- Generous Garden with Open Aspect
- Single Garage & Parking
- Walking Distance to Village Amenities
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel

An arched entrance door with side windows opens into the **Porch**, having quarry tiled flooring and a leaded stained glass entrance door opening in turn into:

The property benefits from a desirable position on the modern development, a prime location being within walking distance of superb amenities and Outstanding schools, as well as having convenient access to local commuter routes. This desirable rural community is home to coffee shops, gift shops, a post office, pubs, a Co-op, GP surgery, dental practice, and a stunning Tudor church. Holland Sports club lies in the heart of the village and plays host to an array of sporting activities for all ages including rugby, football, cricket, tennis and more, and the village is served by Ofsted rated 'Outstanding' schools including Thomas Russell Primary and John Taylor High School, and there are an excellent array of independent schools also in the area including Lichfield Cathedral, Repton and Denstone. The local centres of Burton on Trent and the Cathedral City of Lichfield both offer more comprehensive leisure and shopping facilities as well as rail travel to Birmingham, London and beyond, the commuter roads of A38, A50 and M6 Toll are within easy reach and the village is ideally placed for travel to the international airports of East Midlands and Birmingham.







Breakfast Kitchen 5.37 x 1.92m (approx. 17'7 x 6'3)

A range of wall and base units house an inset sink with side drainer and an integral single oven with gas hob over, with further spaces for a washing machine, fridge and freezer. A door opens to the side aspect and a picture window with fitted breakfast table beneath overlooks the rear garden

Stairs rise to the first floor **Landing** 3.12 x 2.11m (approx. 10'2 x 6'11), having a window to the side aspect, access to the loft and doors opening into:

Master Bedroom 4.7 x 3.64m (approx. 15'5 x 11'11) – max into bay

A spacious double room having a tiled fireplace and a bay window to the front with pleasant village and church tower views



Bedroom Two 3.7 x 3.78m (approx. 12'4 x 12'1)
Another good sized double room having a tiled fireplace and a window to the rear

Bedroom Three 2.12 x 2.1m (approx. 6'11 x 6'10)

A good sized single room having a window to the front

Family Bathroom 2.34 x 2.11m (approx. 7'7 x 6'11)

Comprising pedestal wash basin, WC and bathtub with shower unit over, with tiled walls, an obscured window and a fitted laundry cupboard







Outside

Kerwyn is set back from Efflinch Lane beyond a generous frontage, having well tended gardens and a gravel driveway providing parking for a number of vehicles. A gate opens to the side leading to the rear aspect and a manual up and over door opens into the **Garage** 4.64 x 2.37m (approx. 15'2" x 7'9"), which is of concrete construction. a pedestrian door also opens to the rear of the garage, and there is a small courtyard area with a second gate leading into the rear garden

Rear Garden

Extending to a superb size, the rear garden is laid to neatly stocked borders, shaped lawns and two ornamental garden ponds, with mature foliage and trees providing privacy to either side. There is exterior water and lighting, and the garden enjoys an open aspect onto the Junior school's playing field to the rear

EPIC in
Progress

Parker Hall has a legal and professional obligation to ensure the marketing of our properties is accurate and not misleading in accordance with the Consumer Protection from Unfair Trading Regulations 2008. Our vendors have signed off this brochure, confirming that all details are accurate and not misleading, which includes the written text, photographs, site plan and floor plans.

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.