

Main Street

Branston, Burton-on-Trent, DE14 3EY

John
German





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£230,000

This well-presented three-bedroom mid-terraced home in the sought-after village of Branston, offers generous living space, excellent versatility, and the added bonus of private parking and a detached double garage.

Approached via a large front garden, currently paved for easy maintenance, the space offers fantastic scope for transformation into a landscaped garden.

Inside, the accommodation begins with a spacious living room, extended to the front to create a bright and welcoming reception space, complete with a charming bay window and feature fireplace. From here, double doors lead into the kitchen diner, fitted with a range of wall and base units, ample worktop space, an eye-level integrated oven and microwave, induction hob, and space for further appliances. The generous proportions of this room mean it easily accommodates a family dining table and American-style fridge freezer.

The kitchen diner flows into a sun room overlooking the rear garden, providing a lovely spot to relax or entertain.

Upstairs, there are two double bedrooms offering ample room for furniture, alongside a versatile third bedroom ideal as a single, home office, or hobby space. A modern family bathroom has recently been updated and features a walk-in shower, WC, and wash basin.

To the rear, the property enjoys a low-maintenance garden with patio, pebbled areas, and planters. Beyond this is a private parking area for two vehicles, a detached double garage with power, and a second lawned garden with raised borders, offering additional outdoor space to enjoy.

The property is ideally located in Branston, a popular area offering a wide range of amenities including shops, eateries, doctors, pharmacies, parks, and well-regarded schools. Excellent transport links are on hand with a bus stop within walking distance and the A38 just seconds away, making commuting and travel convenient.

This home is move-in ready and perfectly suited to a wide variety of buyers, from first-time purchasers to growing families or those seeking a property with both practicality and potential.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

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

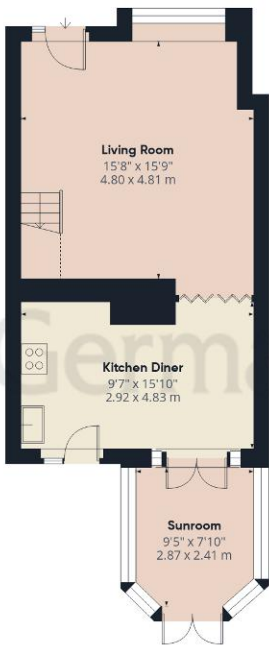
Our Ref: JGA/02092025

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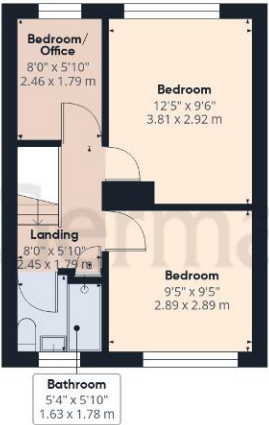
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1122 ft²

104.4 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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