

# Birkdale Avenue

Branston, Burton-on-Trent, DE14 3HN

John  
German



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## Birkdale Avenue

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£360,000

A beautifully presented four-bedroom detached home in the sought-after village of Branston, Burton-on-Trent.

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Set back from the road with ample off-road parking for at least three vehicles, this fantastic family home has been maintained to an exceptional standard throughout and even benefits from a modern electric car charging point.

On the ground floor, a welcoming hallway provides direct access into the integral garage for added convenience. The main living room is spacious and inviting, complete with a charming feature fireplace. To the rear, the home opens up into a superb living room diner – a fantastic extension flooded with natural light – with bi-fold doors that seamlessly connect the indoors to the garden, making it an ideal space for entertaining.

The kitchen is equally impressive, fitted with ample wall and base units, oven, gas hob, extractor fan, and a breakfast bar, as well as access to understairs storage and the utility room. The utility space is practical and well-planned, providing room for additional appliances, space for a fridge freezer, a handy downstairs WC, and a back door opening out to the garden.

Upstairs, the master bedroom is a standout feature, with fitted wardrobes running along both sides of the walls and a modern en-suite shower room complete with walk-in shower, hand wash basin and WC. The three remaining bedrooms are all generously sized doubles, each benefitting from fitted storage. A stylish family bathroom serves these rooms, fitted with a bath and shower over, hand wash basin and WC.

The rear garden is a true highlight of this home that has been beautifully landscaped and carefully maintained, it offers a variety of spaces to enjoy – from a covered patio area perfect for outdoor dining and seating, to a lush lawn surrounded by spectacular flowers, shrubs, and raised borders. A raised corner patio provides another peaceful seating spot, making this garden both practical and picturesque, ideal for relaxing or entertaining.

Branston itself is a highly desirable location, known for its excellent range of local amenities. Residents can enjoy a variety of shops, pubs, and eateries, alongside well-regarded schools and leisure facilities. Branston Water Park offers scenic walks and nature trails, while keen golfers will appreciate being just a short walk from Branston Golf and Country Club. The area also provides convenient access to the A38, making it ideal for commuters travelling to Derby, Lichfield, or Birmingham, while still being only a short drive from Burton-on-Trent town centre.

This wonderful home truly combines modern comforts, practical living, and a sought-after location – making it a perfect choice for families looking for their forever home.

**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:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** Fibre

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 D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

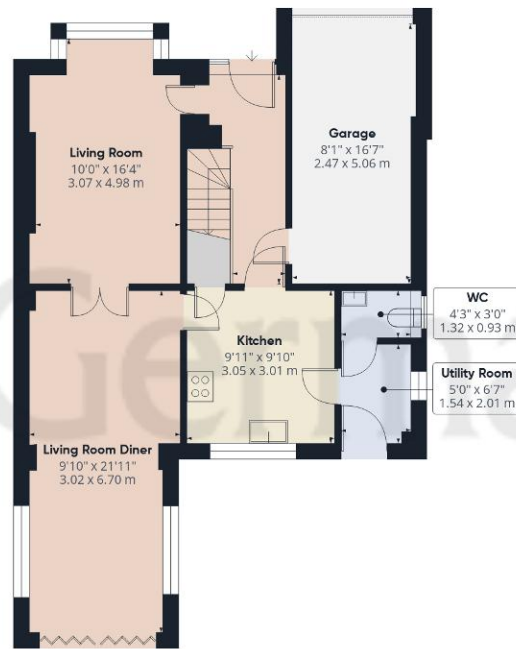
**Our Ref:** JGA/25092025

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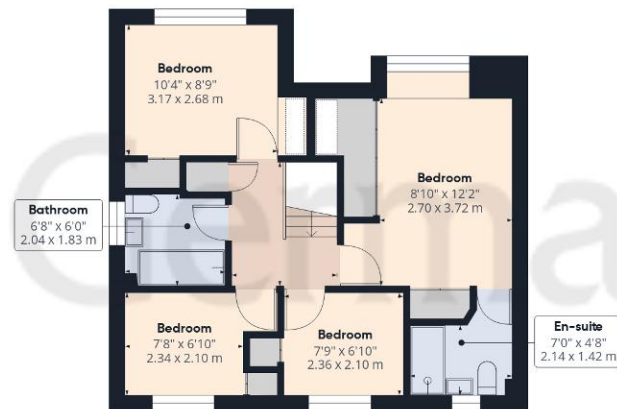


Ground Floor

Approximate total area<sup>(1)</sup>

1218 ft<sup>2</sup>

113.2 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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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The property information provided by John German Estate Agents Ltd 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, particularly if contemplating travelling some distance to view the property. 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.

### 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		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

M

E



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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