



Pershore Drive, Branston, Burton-On-Trent, DE14 3TY

Nicholas  
Humphreys

Offers Over £250,000

Located in the charming area of Branston, this delightful detached house on Pershore Drive offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The open plan lounge diner & conservatory provide ample opportunity for relaxation and entertainment, whether you prefer a cosy evening in or hosting gatherings with friends and family.

The house boasts a modern fitted kitchen, guest cloakroom, open plan lounge diner leading to the UPVC conservatory. The first floor with three bedrooms, fitted bathroom and en-suite shower room.

Outside a front garden with driveway leading to the integral garage, having been portioned off to create a store and utility area combined. The rear garden has paved patio and garden.



**The Accommodation**

**Hallway**

A double-glazed door to the side, with stairs leading to the first floor and a radiator.

**Lounge Diner**

A spacious and light-filled living area featuring a fireplace, a double-glazed window to the rear, and sliding doors leading to the conservatory.

**Fitted Kitchen**

Fitted with a range of base and eye-level units, worktop surfaces, a sink with drainer, built in fridge/freezer, dishwasher, Electric hob with hood above, integrated oven and microwave. A double-glazed window overlooks the front elevation.

**Guest Cloakroom**

Fitted with a two-piece suite, comprising a low-level WC and wash hand basin, with a double-glazed window to the front.

**Garage Combine Utility Area**

The front section of the garage, with the automatic roller door remaining and the rear section a utility area with plumbing for washer and door into the entrance hallway.

**First Floor Accommodation**

**Master Bedroom**

A well-proportioned double bedroom featuring fitted wardrobes, a radiator, and a double-glazed window overlooking the rear garden.

**En-suite Shower Room**

Fitted with a three-piece suite, comprising a shower cubicle, low-level WC, and wash hand basin, with a double-glazed window to the side.

**Bedroom Two**

A spacious double bedroom with a double-glazed window to the front, fitted wardrobes, and a radiator.

**Bedroom Three**

A well-sized single bedroom with a double-glazed window to the rear and a radiator.

**Bathroom**

Fitted with a three-piece suite, including a panel bath with shower over, low-level WC, and wash hand basin, with a double-glazed window to the front and a radiator.

**Outside**

Set back from the road with tarmac driveway providing off-road parking, leading to a garage with an up-and-over roller door.

The landscaped rear garden is well-maintained, featuring a variety of mature shrubs and flowers, offering a peaceful outdoor space.

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: D

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](http://www.gov.uk/government/organisations/environment-agency)

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.

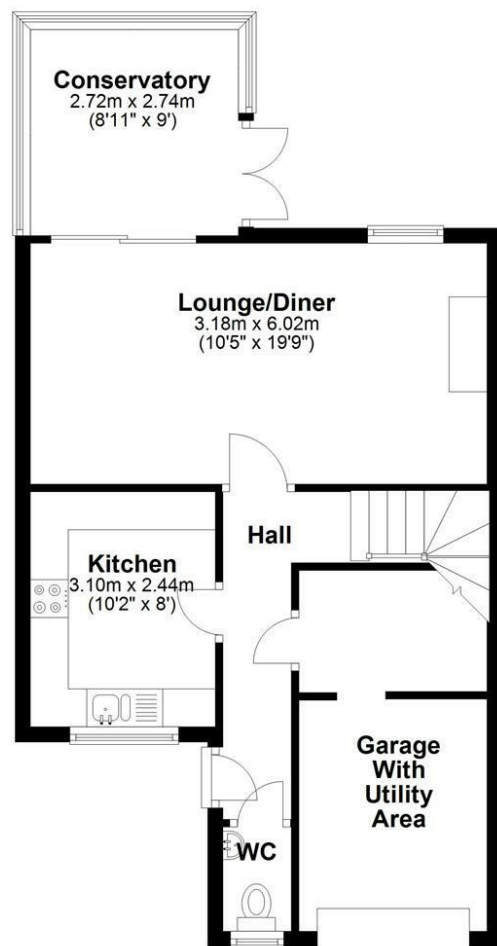
Draft details awaiting vendor approval and subject to change.



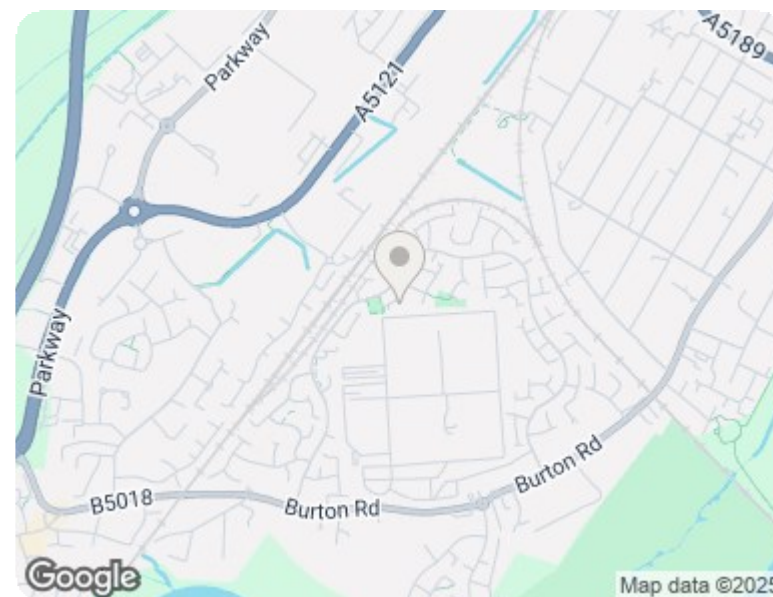
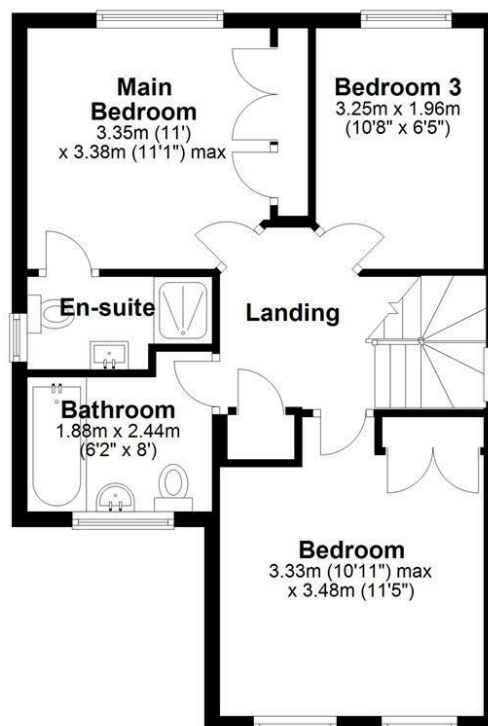


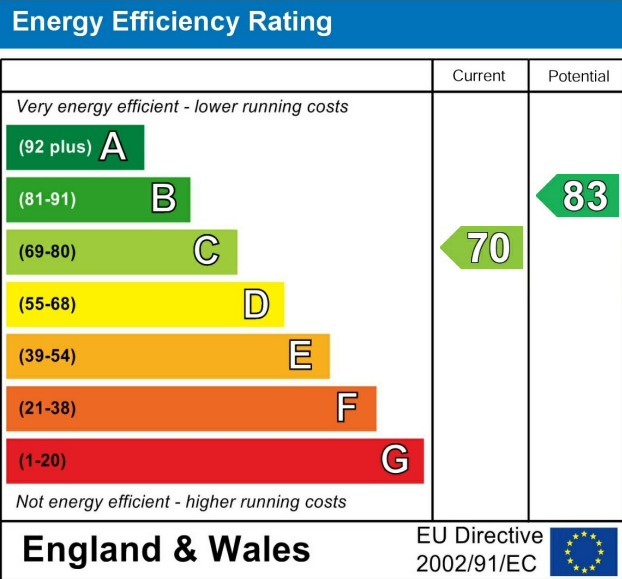


## Ground Floor



## First Floor





**Council Tax Band D**

**Freehold**

**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.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**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 License 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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