

# Pershore Drive

Branston, Burton-on-Trent, DE14 3TY

John German





# Pershore Drive

Branston, Burton-on-Trent, DE14 3TY

£265,000

Superbly extended and ideal for families, this spacious home features a large driveway with EV charger, entrance hall, generous lounge, kitchen/diner, conservatory, utility, home office/playroom and an en-suite to the principal bedroom.

Situated off the popular Regents Park Road is this superb home offering a spacious layout with plenty of flexibility, together with a large drive and EV charger, low maintenance garden and being close to schools for all ages, shops, parks, green spaces and the A38.

The hall offers a welcoming entrance with stairs to the first floor, a guest WC and a door into a lovely modern and light lounge with views to front and preparation for a wall mounted TV. The kitchen is spacious and well appointed with plenty of fitted units, an integrated oven, hob, dishwasher and fridge/freezer, plus space for a breakfast/dining table. An opening leads to the conservatory which is currently used as a dining room, with doors out to the rear garden. The house also benefits from a separate home office/playroom which could also make an occasional bedroom, and a handy utility room with space for a tumble dryer and an extra fridge/freezer, with a door out to the rear garden.

To the first floor, the landing has doors off to three bedrooms. The master has a modern ensuite shower room and bedrooms two and three both share the family bathroom which has a bath with shower and screen over. Bedroom three has some useful built-in storage.

The rear garden has a paved terrace wrapping around the rear and side, an artificial lawn for easy care, and a lovely deck at the bottom of the garden ideal for garden furniture.

**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:** 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 C

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

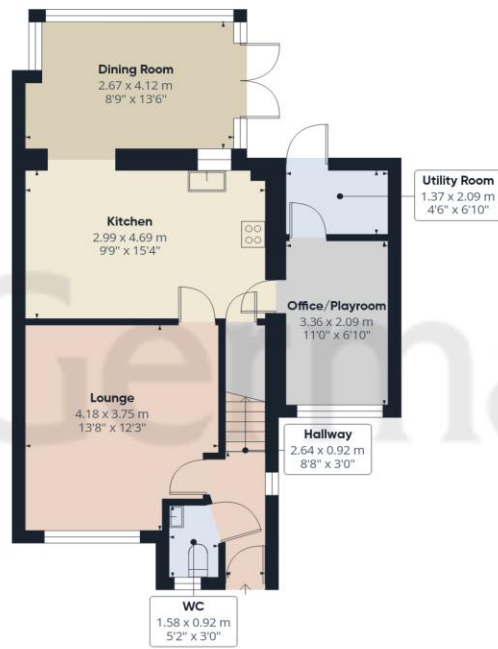
**Our Ref:** JGA/02072026

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.

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 1<sup>st</sup> 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.





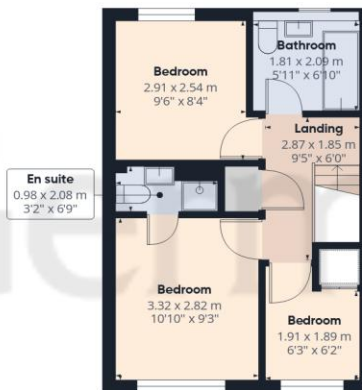


Ground Floor

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

87.5 m<sup>2</sup>

942 ft<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.

GIRAFFE360





### 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.

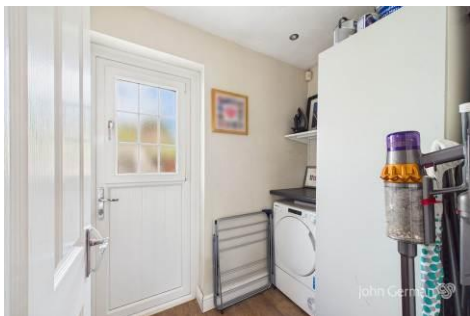
### Referral Fees

**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.

AWAITING EPC MEDIA



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  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



