Hornbeam Way

Branston, Burton-on-Trent, DE14 3FZ

A modern and well-presented two-bedroom end-terraced property, occupying a pleasant corner position with a south-facing rear garden and two off-road parking spaces, situated within the popular village of Branston.

Asking Price Of £215,000

John German

The property offers approximately 634 sq ft of well-planned accommodation and would make an ideal purchase for a first-time buyer, young couple, small family, downsizer or investor. The accommodation is ready to move into, with well-proportioned rooms and a practical layout arranged over two floors.

The property is entered via a welcoming entrance hallway, with a useful downstairs cloakroom comprising a WC and wash hand basin. From the hallway, the living room is positioned to the left and provides a good-sized reception space with dual-aspect windows, allowing plenty of natural light into the room. The staircase rises from here to the first floor, while useful understairs storage provides additional household storage.

To the rear of the property is the kitchen/diner, fitted with a range of wall and base units with complementary work surfaces and drawers. Integrated appliances include an induction hob, extractor fan and oven, while there is also designated space for both a washing machine and fridge freezer. The dining area provides ample room for a table and chairs, making this a versatile space for both everyday living and entertaining. Double doors open directly onto the rear garden, creating a good connection between the kitchen and outside space.

To the first floor are two well-proportioned double bedrooms, both benefiting from double windows. The principal bedroom further benefits from a fitted double wardrobe, providing useful built-in storage. Completing the accommodation is the family bathroom, fitted with a shower over the bath, WC and wash hand basin.

Externally, the property occupies a particularly appealing corner position, giving it good kerb appeal together with additional outside space. To the rear is a south-facing lawned garden, offering an attractive outdoor area for seating, entertaining or simply enjoying the sunshine. The property also benefits from two off-road parking spaces positioned side-by-side rather than tandem, providing convenient parking for two vehicles.

Branston is a popular and well-established village situated on the southern side of Burton-on-Trent, offering a range of local amenities including convenience stores, a post office, doctors' surgery and public house. The village is also well placed for families, with Rykneld Primary School located on Main Street, while Paget High School is also within the wider local area.

For commuters, Branston benefits from convenient access to the A38, providing links towards Derby to the north and Lichfield to the south, whilst Burton-on-Trent town centre is approximately two miles away and provides a wider range of shopping, leisure and transport facilities, including a railway station and bus services.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: The property is subject to an annual estate maintenance charge, payable towards the upkeep and maintenance of the communal areas and estate, currently £150 per annum.
It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Off road parking for 2 cars
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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/29092026
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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.

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Agents' Notes

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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.

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