

Beverley Road

Branston, Burton-on-Trent, DE14 3GG



This well-presented two-bedroom end-terraced bungalow is ideally situated on Beverley Road in the sought-after village of Branston, offering a fantastic range of local amenities including shops, schools, transport links, and easy access to Burton upon Trent.

Asking price of £230,000



John German

The property welcomes you via a useful entrance porch, ideal for coats and shoes, which leads directly into the spacious living room. This generous room features a charming fireplace and a large front-aspect window, allowing for plenty of natural light and creating a warm, inviting atmosphere.

From the living room, an inner hallway provides access to the remaining accommodation, including a handy storage cupboard.

The kitchen is fitted with a range of wall and base units complemented by worktops, a sink, and space for an undercounter fridge, washing machine, cooker, and freezer. Finished with tiled flooring and a tiled splashback, the kitchen is presented in neutral décor and benefits from an external door providing access to the side of the property and carport.

Bedroom one is a spacious double room with fitted storage and a pleasant rear-aspect window overlooking the garden. Bedroom two is a versatile space, ideal as a single bedroom, home office, dining room, or guest room, and benefits from French doors opening directly onto the garden.

The bathroom completes the internal accommodation and comprises a shower cubicle, hand wash basin, and WC.

Externally, the property enjoys a low-maintenance front garden, while to the side there is a driveway with a carport. To the rear, the property boasts a beautiful and private garden, featuring an initial patio area, a well-kept lawn, and thoughtfully planted borders with flowers and shrubs, along with a further rear patio area housing a shed.

Offered in move-in ready condition and occupying a flat plot, this bungalow is particularly well-suited for those seeking easy, single-level living.

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: Off road parking

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/>

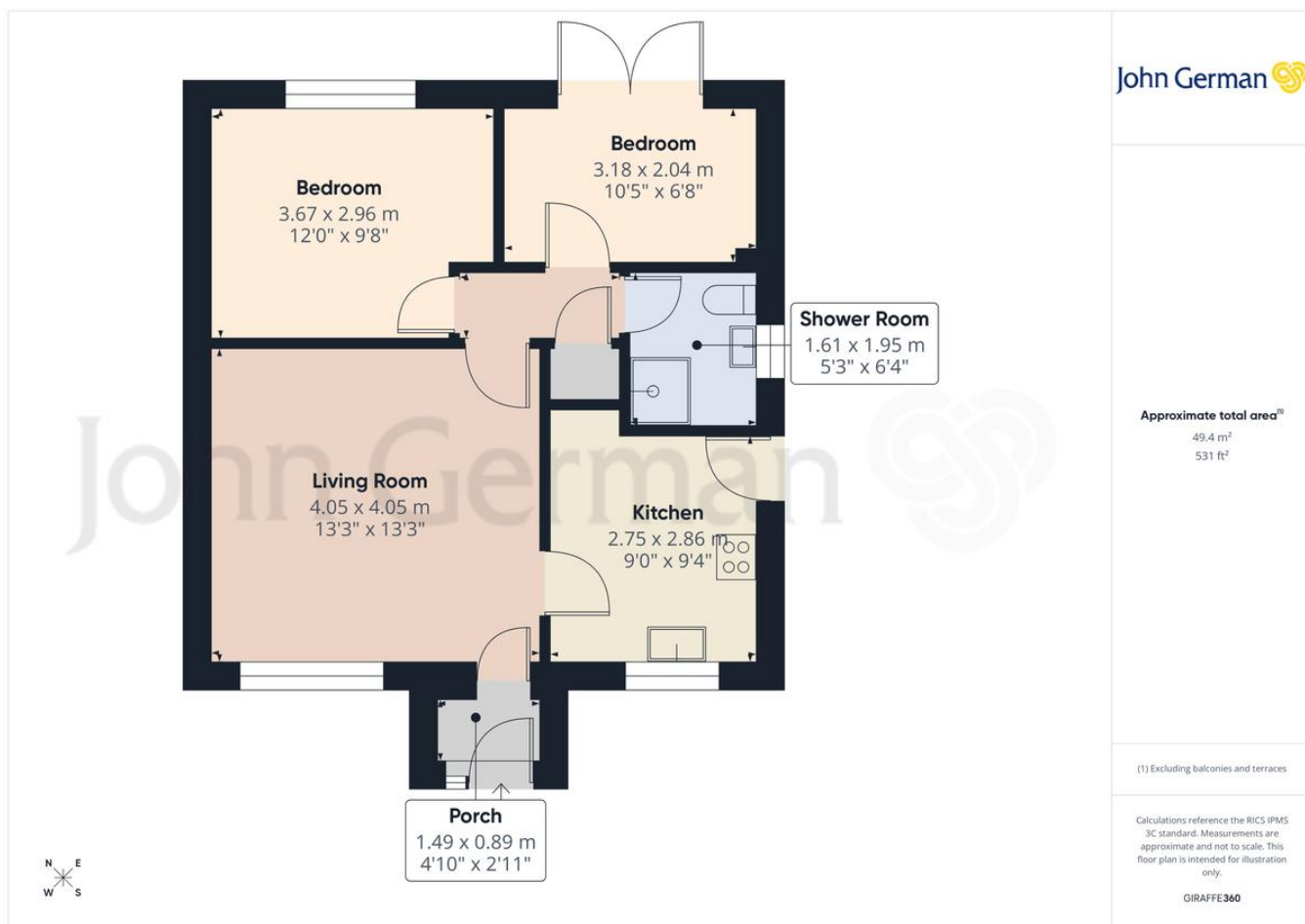
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

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

Our Ref: JGA21042026

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 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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

01283 512244
burton@johngerman.co.uk

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.

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