

# Lichfield Road

Branston, Burton-on-Trent, DE14 3HD

John  
German









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£205,000

A very appealing 1930's semi detached backing onto Branston Water Park, set behind a deep frontage and offering fantastic potential.



John German are delighted to offer for sale this traditional 1930's semi detached home, backing onto Branston Water Park, ideal for those outdoor enthusiasts.

An arched porch has a front entrance door opening into the hall with stairs off to the first floor and doors off to the ground floor accommodation.

On your right is a good sized lounge with a deep bay window overlooking the front and a tiled fire surround with open fire. Along the hall is another excellent sized reception room that could be used as a dining room or sitting room, having a chimney breast and open fire. French doors open into the conservatory that in turn has patio doors out to the rear garden.

The fitted kitchen has a range of base and eye level units with work surfaces over incorporating a sink and drainer that has a window above overlooking the front. There is space for appliances and an archway leads into a utility area offering space for a washing machine and access to the guest's WC.

At the side of the property is a lean-to divided into three areas providing useful storage with interlinking internal doors, timber entrance doors and a door out to the rear garden.

On the first floor are three bedrooms, the front facing master has a deep bay window and bedroom two at the rear enjoys views over Branston Water Park. All are served by the family bathroom that has a modern white three-piece suite.

The property is set well back from the road behind a good sized frontage providing ample off road parking. To the rear is a paved patio and gravelled area with lawned garden beyond together with a useful prefab workshop.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

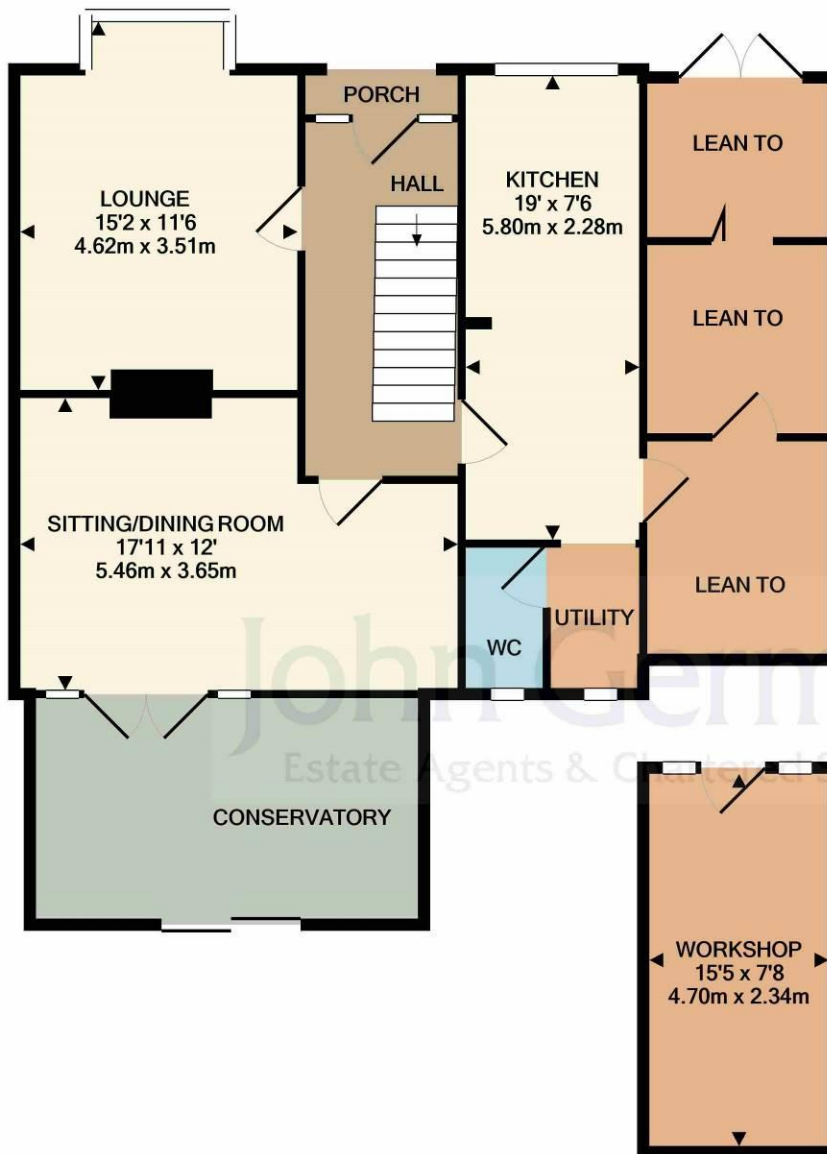
**Our Ref:** JGA/09042021

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

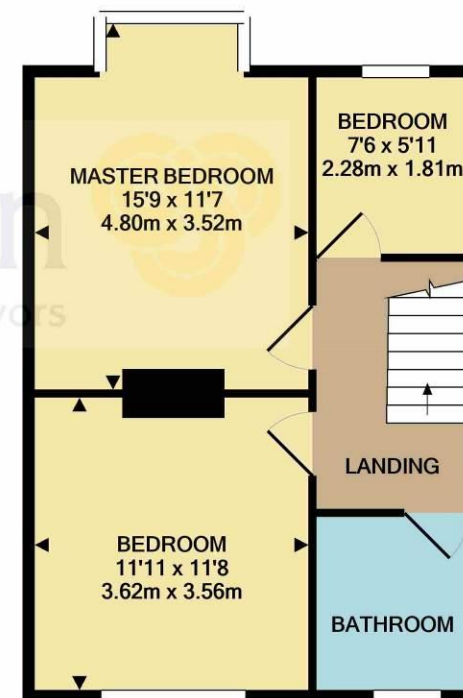








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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		74   C
55-68	D		
39-54	E		
21-38	F	35   F	
1-20	G		



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Loughborough | Stafford | Uttoxeter | The London Office

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