

Pershore Drive

Branston, Staffordshire, DE14 3TY



Set within the desirable village of Branston is this wonderful semi-detached family home. Benefitting from an ample amount of living accommodation internally and being finished to a good standard. This really is a perfect opportunity for first time buyers to get onto the property ladder.

£215,000

John German 

If you are a first-time buyer looking to get onto the property ladder, then look no further, as we have the perfect property for you!

You enter the home into the entrance hallway, which provides access to the downstairs WC and living room. The living room is a bright and spacious room which flows seamlessly through to the dining room.

The modern fitted kitchen is then separate to the living space, with matching wall and base units, base level electric oven and four ring gas hob. To the rear of the property, you will find the generous sized conservatory, which spans the width of the entire property. The conservatory provides access to the rear garden through the patio doors.

To the first-floor landing, this property offers three generous sized bedrooms, the master being the pick of the three and boasting an en suite. The en suite has a shower enclosure, WC and wash hand basin. The two other bedrooms then share the family bathroom, which has a bath with mixer taps, WC and wash hand basin.

To the front, this home benefits from off street parking to the front via the double width tarmaced driveway. The rear garden can be accessed by either the side passage or the patio doors from the conservatory. The rear garden is mainly laid to lawn and enclosed to the perimeter. The garden also offers a shed, convenient for outdoor storage.

The nearby A38 provides swift access to Burton upon Trent and the wider Midlands region. Public transport options are plentiful, with regular bus services and close proximity to Burton upon Trent railway station. The area is also well placed for schooling. With Anglesey Primary Academy and Christ Church Primary School in close distance. The property lies within catchment for Paget High School which received a good rating from Ofsted in 2022.

Pershore Drive enjoys easy access to a range of amenities including local shops, cafes, and restaurants. The nearby Branston Golf & Country Club is a popular spot for leisure and socialising. The home also benefits from excellent transport connections.

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

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/>

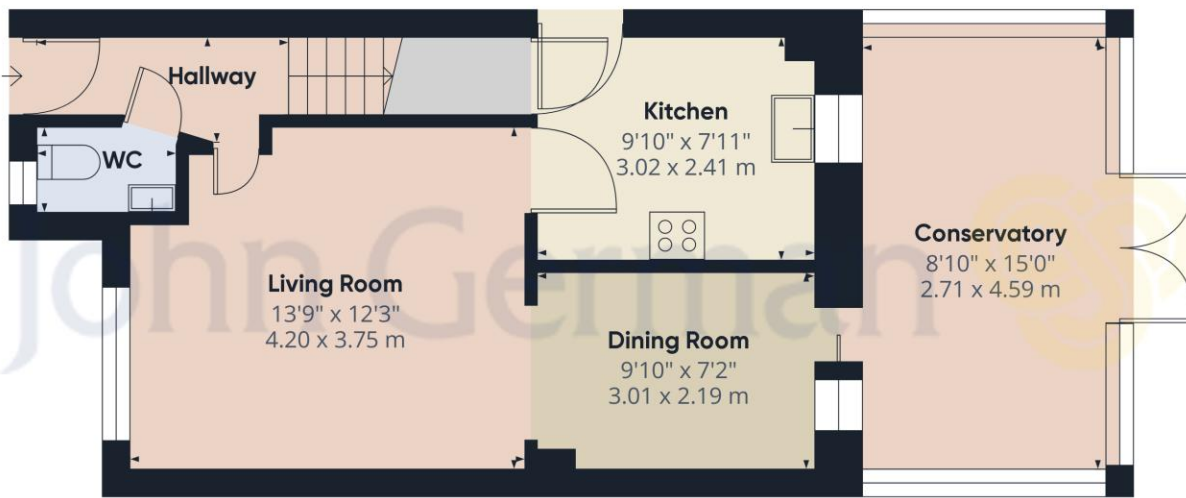
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

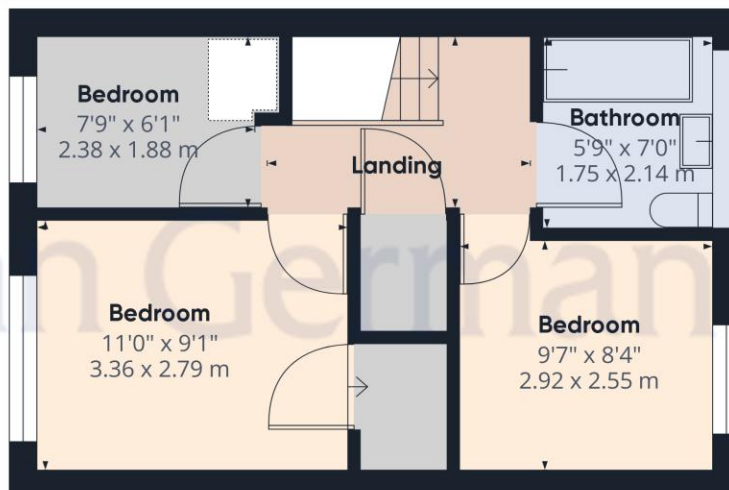
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/02072024

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Ground Floor



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Approximate total area⁽¹⁾

876.84 ft²

81.46 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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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.

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