



John German



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This extended three-bedroom semi-detached property offers spacious living, a versatile layout, and a generous driveway, making it an ideal family home.

£225,000



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Upon entering the hallway, you'll find the U-shaped kitchen to your left. Designed for both practicality and style, it includes ample wall and base units, integrated fridge and freezer, space for a washing machine, slim dishwasher, and cooker with extractor fan. The tiled flooring provides easy maintenance.

The hallway leads through to the spacious living room with a fire surround. Partly open-plan to the second reception room, this arrangement allows natural light to flow through both spaces while maintaining a sense of separation. The rear reception room makes a perfect dining room, playroom, home office, or additional sitting area, with patio doors and full-length windows overlooking the garden.

Upstairs, the property boasts three double bedrooms. The master bedroom features two impressively deep built-in cupboards and its own dressing area. The second bedroom is another comfortable double, while the third room can accommodate a double bed or serve as a generous single, hobby room, or large study. A family bathroom serves all three bedrooms, fitted with a bath and shower over, hand wash basin, and WC. Rear-facing bedrooms enjoy views across open fields.

Externally, the property offers a charming, low-maintenance rear garden with patio space, a raised artificial lawn, pebble sections, and raised borders for planting. The garden also provides access to the garage, which benefits from a mechanics pit and electricity, making it ideal for a workshop, storage or vehicle parking.

To the front, a lawned garden with slate border complements the property, with potential to convert into additional parking. The driveway itself provides off-road parking for at least three cars.

Branston is a highly sought-after area of Burton-on-Trent, well regarded for its excellent local amenities including shops, supermarkets, pubs, and eateries. Families benefit from a choice of well-regarded schools nearby, while the surrounding countryside offers riverside walks and leisure opportunities. For commuters, Branston enjoys easy access to the A38, A50, and the wider Midlands road network, as well as regular rail services from Burton station.

**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 & garage

**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 B

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

**Our Ref:** JGA/09092025

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

960 ft<sup>2</sup>  
89.3 m<sup>2</sup>

Reduced headroom  
8 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



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#### Agents' Notes

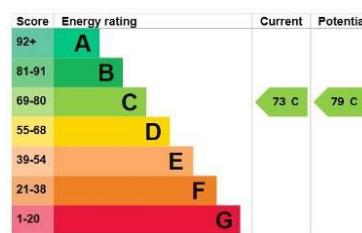
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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