

Lichfield Road

Branston, Burton-on-Trent, DE14 3HD



A very appealing 1930's semi-detached home backing onto Branston water park with a deep front garden and offered with vacant possession.

£195,000



John German 

To the front is a recessed porch with door and side screen leading into the attractive reception hall with stairs off having timber balustrade.

To the left is a dining room to the front with a nice square bay overlooking the front garden and tiled fireplace with open hearth.

There is a pleasant separate lounge to the rear having Adam style fireplace with living flame coal effect gas fire and granite hearth plus patio doors opening onto the rear garden.

The kitchen has been refitted with an attractive range of base and wall units having roll edge work surfaces, inset composite sink and mixer tap with tiled splashbacks, inset stainless steel four ring gas hob with tiled splashback and extractor hood over, eye level double oven and grill to match, integrated fridge and freezer, further appliance spaces including plumbing for an automatic washing machine, tiled flooring, cupboard housing gas boiler, door to side and windows to both the front and rear aspects.

To the first floor there is a landing with balustrade, window to the side and loft access. The master bedroom is situated to the front again with a square bay window whilst the second double bedroom is to the rear. There is also a useful third bedroom. The bathroom is equipped with a bath in tiled surround, WC, pedestal wash hand basin and airing cupboard housing the hot water cylinder.

The property is approached off a service road just before Branston water park and is set behind a deep front garden with mature hedge screening, spacious lawn with herbaceous borders and a paved patio area. There is a long tarmac drive with ample scope to provide additional turning and parking space leading to a detached concrete sectional garage with up and over door.

There is an attractive enclosed rear garden backing onto the wooded grounds of Branston water park containing a paved patio, lawn with decorative borders together with rear gate giving access to the water park.

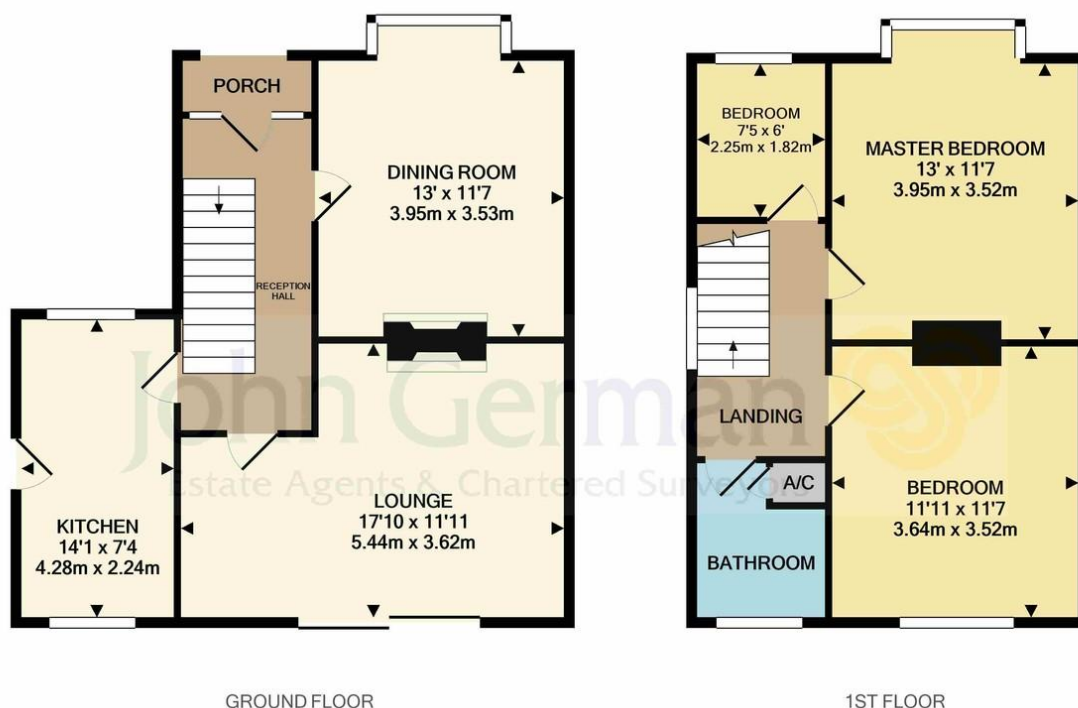
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas 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.eaststaffsbc.gov.uk/planning>

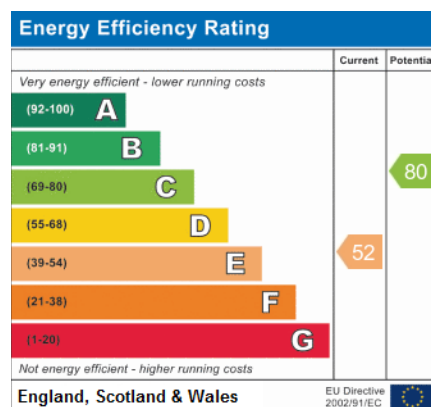
Our Ref: JGA/01072020

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



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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