















Birch Close, Branston, Burton-on-Trent, Staffordshire, DE14

Asking Price: £350,000

Tenure: Freehold

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The Property Ombudsman

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Council Tax Band: D
EPC Rating: TBC
Local Authority: East Staffordshire Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

An immaculate 4-bedroom detached family home in the sought-after area of Branston, offering a bright open-plan living kitchen, versatile reception space, main bedroom with en-suite, additional bathroom and WC, and easy access to local schools, amenities, Branston Water Park, and transport links to Burton, Birmingham, and Derby.

Description
For sale: an immaculate 4-bedroom detached house in the popular area of Branston, Burton-on-Trent. Ideal for families, this home features a bright open-plan living family kitchen with kitchen island and plenty of natural light, flowing into a versatile reception space perfect for everyday living and entertaining. The main bedroom is a double with en-suite, complemented by two further double bedrooms and a single bedroom, plus an additional family bathroom and convenient ground floor WC.
Branston offers nearby schools, local amenities and a sought-after residential setting, with Branston Water Park and riverside walks within easy reach. Burton-on-Trent town centre provides supermarkets, shops and cafés a short drive away. Burton-on-Trent railway station is around 10 minutes by car, offering services to Birmingham in about 30–35 minutes and Derby in around 15–20 minutes. The property falls within Council Tax Band D.

Entrance Hall

Cloakroom WC

Study
10`5 x 7`11

Living Kitchen
22`10 x 12`0

Conservatory
20`0 x 9`4

First Floor Landing

Bedroom One
13`2 x 11`3

En Suite
5`11 x 5`4

Bedroom Two
12`5 x 8`1

Bedroom Three
13`5 x 9`1

Bedroom Four
8`11 x 7`2

Bathroom
9`0 x 7`0

Garage
16`1 x 8`2

Garden

Freehold

Council Tax Band
D East Staffs

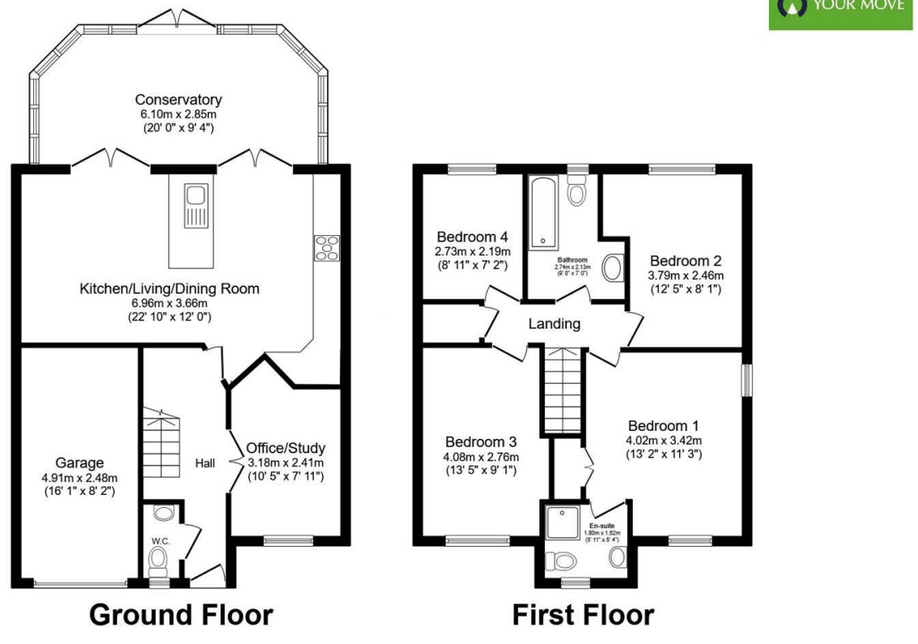
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 134.0 sq.m. (1,442 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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