





This well-proportioned mid-terraced home in Branston, Staffordshire offers off-street parking, an integral garage, and a generous rear garden. Inside, the property features a bright lounge to the front and a kitchen diner to the rear with access to the garden. Upstairs are two bedrooms, along with a family bathroom with a shower over the bath. The rear garden is mainly laid to lawn with a patio area, enclosed by fencing, providing a private outdoor space with potential for further landscaping, making this a practical home close to local amenities and transport links.



Accommodation

Ground Floor:

The property opens into a welcoming entrance hallway with stairs rising to the first floor and a door leading into the lounge. The lounge is positioned at the front of the property, featuring a double-glazed window allowing natural light to fill the space, with ample room for seating and living room furniture. To the rear, there is a kitchen diner fitted with a range of matching wall and base units, a worktop incorporating a sink with drainer and mixer tap, a gas hob with extractor above, and an integrated oven below. The dining area offers space for a table and chairs, with a double-glazed door providing direct access to the rear garden, ideal for indoor-outdoor living.

First Floor:

The landing provides access to two bedrooms and the family bathroom. The master bedroom is positioned at the front of the property and offers space for a double bed and additional furniture. The second bedroom is a single, suitable as a child's room, dressing room, or home office. The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower over and screen, low-level WC, and a wash hand basin with tiled splash backs.

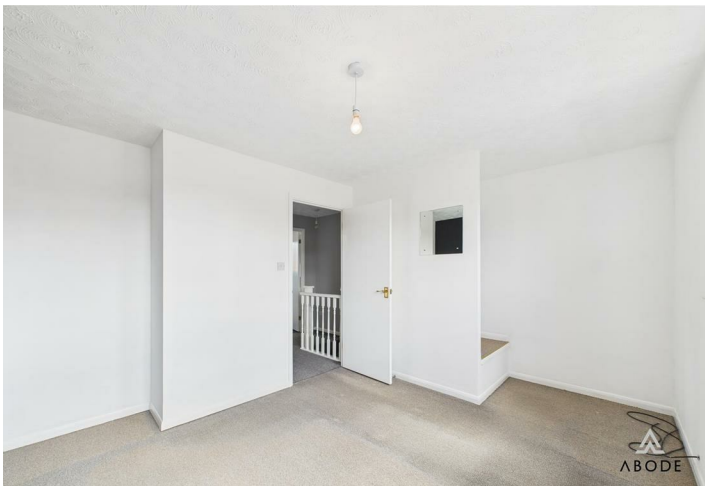
Outside:

To the front, the property features a driveway providing off-street parking, leading to an integral garage for storage or additional parking. There is a small lawned garden, and a pathway to the covered entrance porch. The rear garden is mainly laid to



lawn and is enclosed by timber fencing, with a patio area ideal for seating and entertaining. Established planting and a mature tree provide interest, with potential for further landscaping to suit the new owner's preferences.

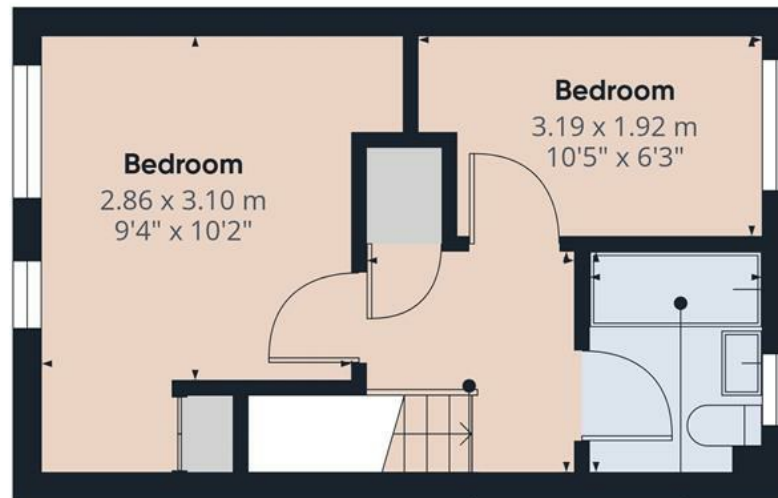






Hallway
1.28 x 1.19 m
4'2" x 3'11"

Floor 0



Landing
1.96 x 2.02 m
6'5" x 6'7"

Bathroom
1.65 x 1.97 m
5'5" x 6'5"

Floor 1

Approximate total area⁽¹⁾

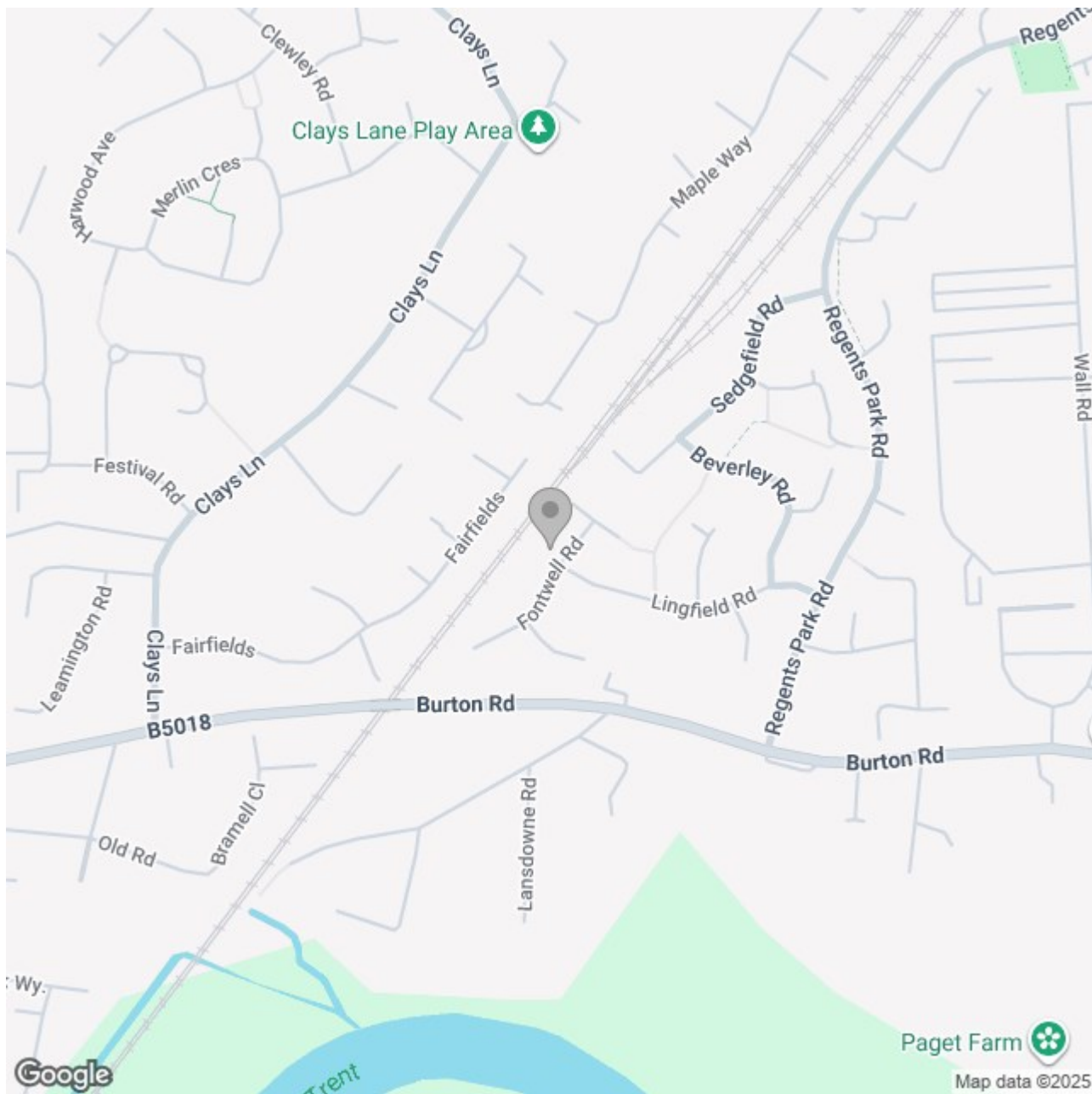
49.7 m²

533 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 