



Cotswold Road, Branston, Burton-On-Trent, DE14 3JQ

Nicholas  
Humphreys

Offers In Excess Of  
£190,000

**\*\* Extended Home \*\* No Upward Chain \*\* Modern Interior Accommodation \*\* Cul De Sac Location \*\***

This attractive semi-detached home in Cotswold Close, Branston, is set in a desirable residential location with excellent access to major road networks and nearby Burton-on-Trent. The property features a spacious double-width driveway, dual-aspect lounge with feature fireplace, extended dining area, and a modern open-plan kitchen. A ground floor shower room adds convenience, while upstairs offers two generous double bedrooms and a contemporary family bathroom. The low-maintenance rear garden includes a patio, shed, and greenhouse. Offered with no upward chain and immediate vacant possession, this is an ideal first-time buyer opportunity.



## **The Accommodation**

Nestled in the sought-after residential area of Cotswold Close, Branston, this semi-detached home presents a wonderful opportunity for first-time buyers or those looking to downsize. Set back from the road, the property boasts a generous double-width block-paved driveway providing ample parking for several vehicles.

Step inside through the double-glazed front entrance door into a welcoming hallway, complete with front-facing window, under-stairs storage cupboard, radiator, and a walk-in storage cupboard housing the gas-fired combination boiler which supplies both hot water and central heating.

A standout feature of the home is its spacious dual-aspect lounge, bathed in natural light from a front-facing bay window and rear UPVC French patio doors. A living flame coal-effect gas fire with polished stone surround adds warmth and charm, enhanced by sleek laminate flooring.

The home has been extended to the rear to accommodate a bright dining area with open plan access to a stylish modern kitchen. This space includes base cupboards and drawers, integrated oven with four-ring electric hob and extractor, stainless steel sink, and spaces for freestanding appliances. UPVC double-glazed windows to the side bring in extra light, while a rear door opens directly onto the garden.

Also to the rear is a contemporary shower room combined cloakroom, fitted with WC, hand wash basin, thermostatic shower, complementary wall tiling, radiator, and an additional freestanding appliance space.

The first floor landing benefits from a side-facing window, with doors leading to two good-sized double bedrooms. The master overlooks the garden and includes a freestanding wardrobe and matching drawers, both included in the sale. The second bedroom to the front enjoys dual windows and a handy walk-in storage cupboard.

The modern bathroom features a low-level WC, hand wash basin with mixer tap, panelled bath with mixer shower, stylish tiling, heated towel rail and a double-glazed rear window.

Outside, a gated side access leads to a low-maintenance rear garden, complete with paved patio area, greenhouse and garden shed, perfect for relaxing or pottering.

Positioned for convenience, Branston offers easy access to the A38, with connections to Lichfield, Derby, and nearby Burton-on-Trent. Offered with no upward chain and immediate vacant possession, this home is ready to welcome its next chapter. Viewing is strictly by appointment only.

## **Hallway**

### **Lounge**

5.92m x 2.90m min (19'5 x 9'6 min)

### **Dining Room**

2.69m x 2.21m (8'10 x 7'3)

### **Kitchen**

3.84m x 2.62m (12'7 x 8'7)

## **Shower Room**

### **Bedroom Rear**

3.35m x 2.84m min (11'0 x 9'4 min)

### **Bedroom Front**

4.37m x 2.44m (14'4 x 8'0)

### **Bathroom**

2.39m x 1.68m (7'10 x 5'6)

## **Driveway & Garden**

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

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: East Staffordshire Borough Council

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

The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

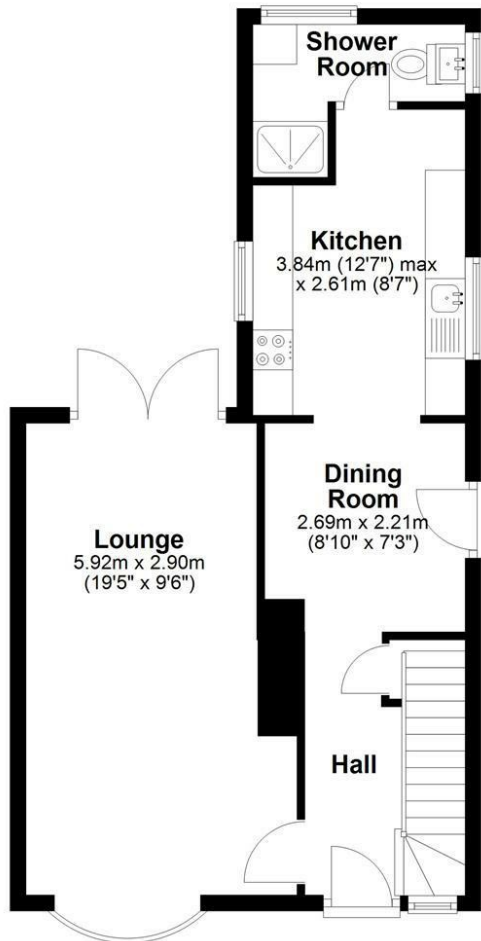
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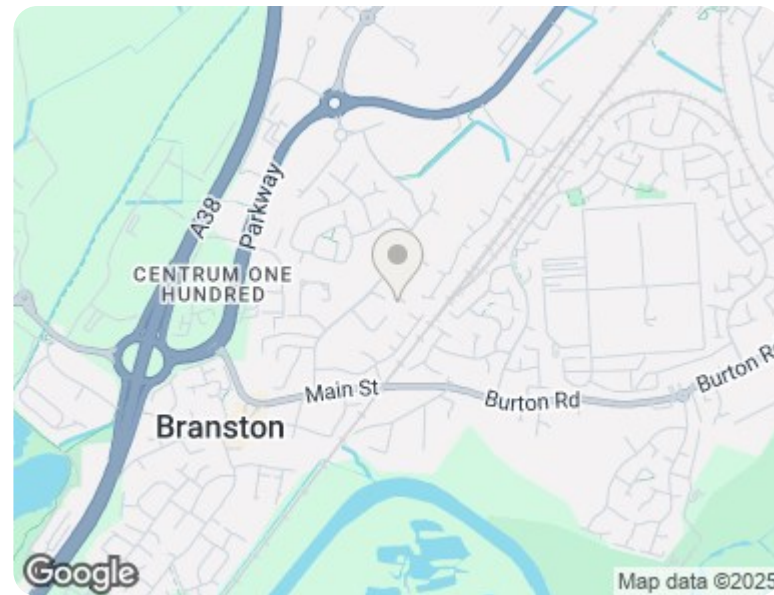
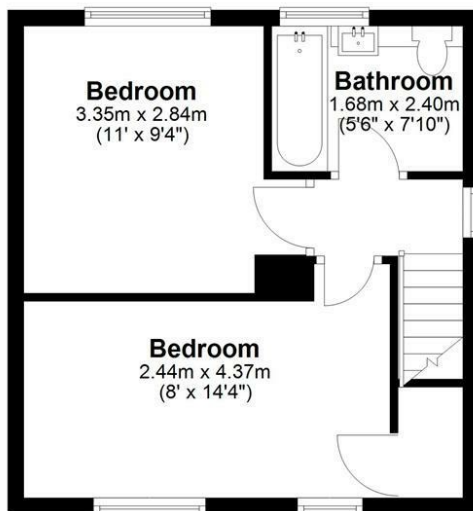





### Ground Floor



### First Floor



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Council Tax Band A**

**Freehold**

**Services.** If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

**Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

**Money Laundering.** Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

**Survey.** We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

**Agent Note.** Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

**Selective License Areas.** The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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