





\*\*\* SELLING WITH TENANT IN SITU \*\*\*

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.



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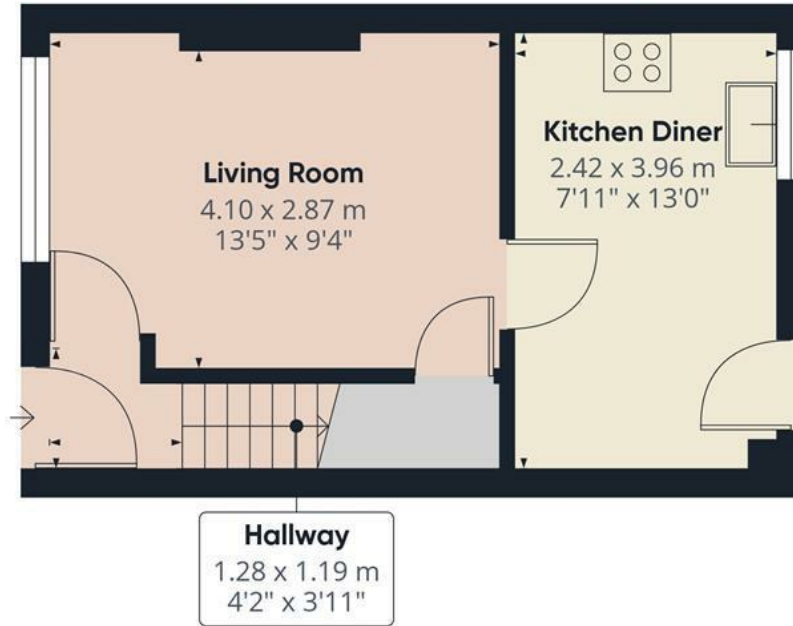






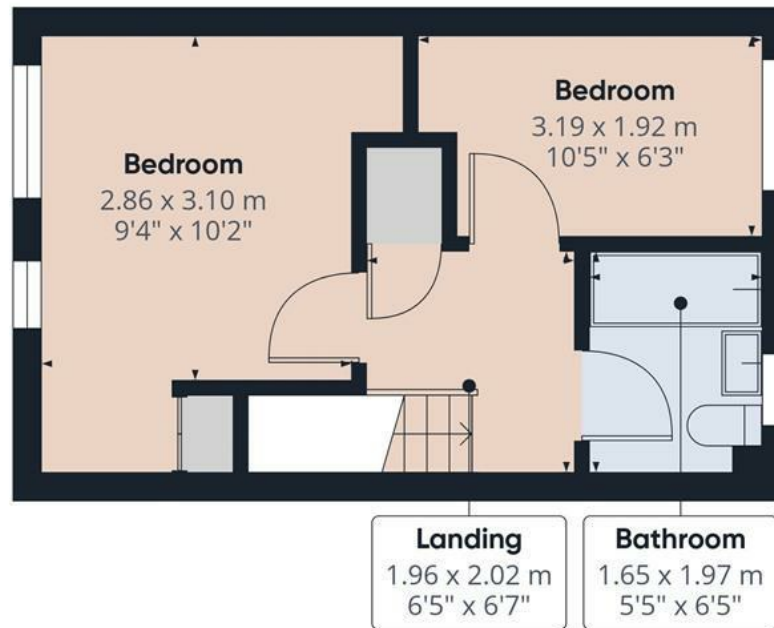






Approximate total area<sup>(1)</sup>

49.7 m<sup>2</sup>  
533 ft<sup>2</sup>

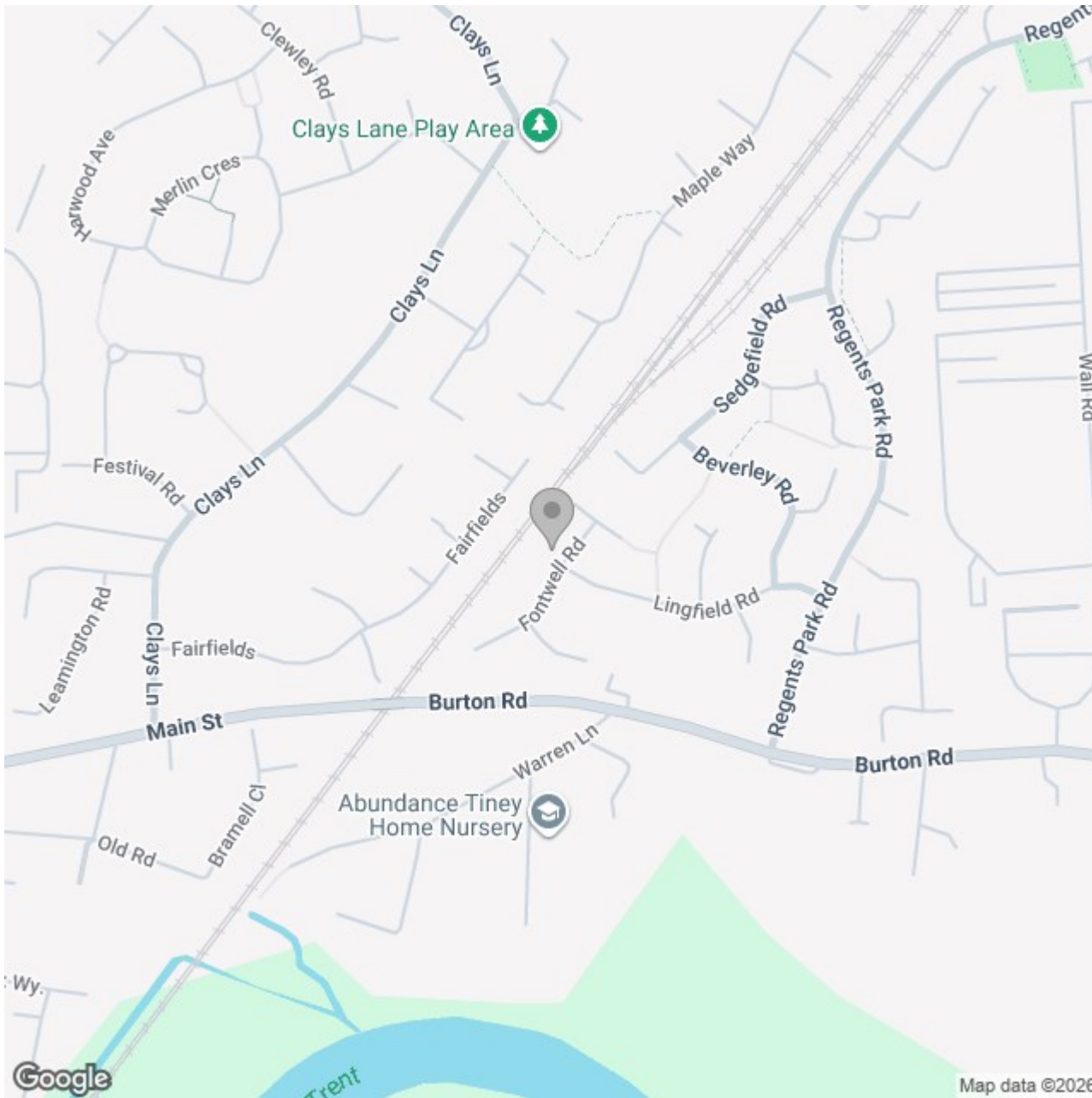


(1) Excluding balconies and terraces

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) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	