



Crew Partnership

Burton · Estate · Agents



**63 KNIGHTSBRIDGE WAY
STRETTON
BURTON-ON-TRENT
DE13 0WH**

4 BED DETACHED FAMILY HOME ON A CORNER PLOT WITH A CONSERVATORY!
Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Conservatory and a Cloakroom.
Landing, MASTER BEDROOM + REFITTED EN-SUITE, 3 Further Bedrooms and a
REFITTED FAMILY BATHROOM. UPVC DG + GCH. Front, Side and Rear Gardens.
Triple width driveway leading to Garage. POPULAR ESTATE

£342,500 FREEHOLD

7-8 New Street, Burton-on-Trent, Staffordshire, DE14 3QN

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<http://www.crewpartnership.co.uk>

NEED TO SELL?

When thinking of selling in today's market ensure you have THE BEST PROPERTY DETAILS IN TOWN! Crew Partnership produce only the best as you can see in front of your eyes. Floorplans are essential, your buyer always prefers to see the property layout. Also PLENTY OF PHOTOS shows our commitment towards selling property. ENSURE WE ARE ONE OF THE AGENTS VALUING YOUR PROPERTY.

DRAFT DETAILS ONLY

Please note these are draft details only as we are awaiting confirmation of their accuracy from the vendors. If any point is of particular importance to you please contact us for clarification prior to making any arrangements to view.

Ground Floor

Entrance Hall

Double radiator, laminate flooring, dado rail, coving to ceiling, stairway to first floor landing, uPVC double glazed opaque door to front, door to Lounge.



Lounge

15' 2" x 12' 4" (4.62m x 3.76m) UPVC double glazed bay window to side aspect, uPVC double glazed bay window to front aspect with cast-wood burner, double radiator, radiator, laminate flooring, coving to ceiling, open plan archway to Dining Room, door to Fitted Kitchen.



Dining Room

10' 7" x 9' 5" (3.23m x 2.87m) Double glazed patio door to Conservatory.



Conservatory

9' 9" x 9' 9" (2.97m x 2.97m) Half brick construction with uPVC double glazed windows, polycarbonate roof and ceiling fan, double radiator, uPVC double glazed french double doors to garden.



Fitted Kitchen

12' 3" x 11' 0" (3.73m x 3.35m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap with tiled splashbacks, dishwasher, space for fridge/freezer, fitted eye level electric fan assisted double oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear aspect, two double radiators, uPVC double glazed opaque door to garden, door to storage cupboard.



Cloakroom

UPVC opaque double glazed window to rear aspect, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled surround, radiator.



First Floor

Landing

Loft hatch, doors to all Bedrooms, Family Bathroom and a storage cupboard.

Master Bedroom

12' 0" x 13' 0" (3.66m x 3.96m) UPVC double glazed bay window to front aspect, radiator, door to En-Suite Shower Room.



En-Suite Shower Room

Refitted with three piece suite comprising shower enclosure with fitted power shower and folding glass screen, wash hand basin, low-level WC and heated towel rail, extractor fan, shaver point tiled surround, uPVC opaque double glazed window to side aspect.



Second Bedroom

12' 2" x 7' 5" (3.71m x 2.26m) UPVC double glazed window to front aspect, fitted with a range of wardrobes with full-length mirrored sliding doors, radiator.



Third Bedroom

8' 6" x 8' 0" (2.59m x 2.44m) UPVC double glazed window to rear aspect, fitted with a range of wardrobes with full-length mirrored doors, radiator, laminate flooring.



Fourth Bedroom

8' 6" x 8' 0" (2.59m x 2.44m) UPVC double glazed window to rear aspect, radiator.



Family Bathroom

Refitted with three piece suite comprising panelled bath jacuzzi, wash hand basin in vanity unit with cupboards under and low-level WC, tiled surround, heated towel rail, extractor fan, uPVC opaque double glazed window to rear aspect.



Outside

Front, Side and Rear Gardens

Corner plot front, side and rear gardens, outside cold water tap, block paved driveway to the front leading to garage and car parking space for four cars, mainly laid to lawn.

GARAGE. With power and light connected with wall mounted gas boiler serving heating system and domestic hot water, remote-controlled electric roller door, plumbing for automatic washing machine, space for tumble dryer



Additional information

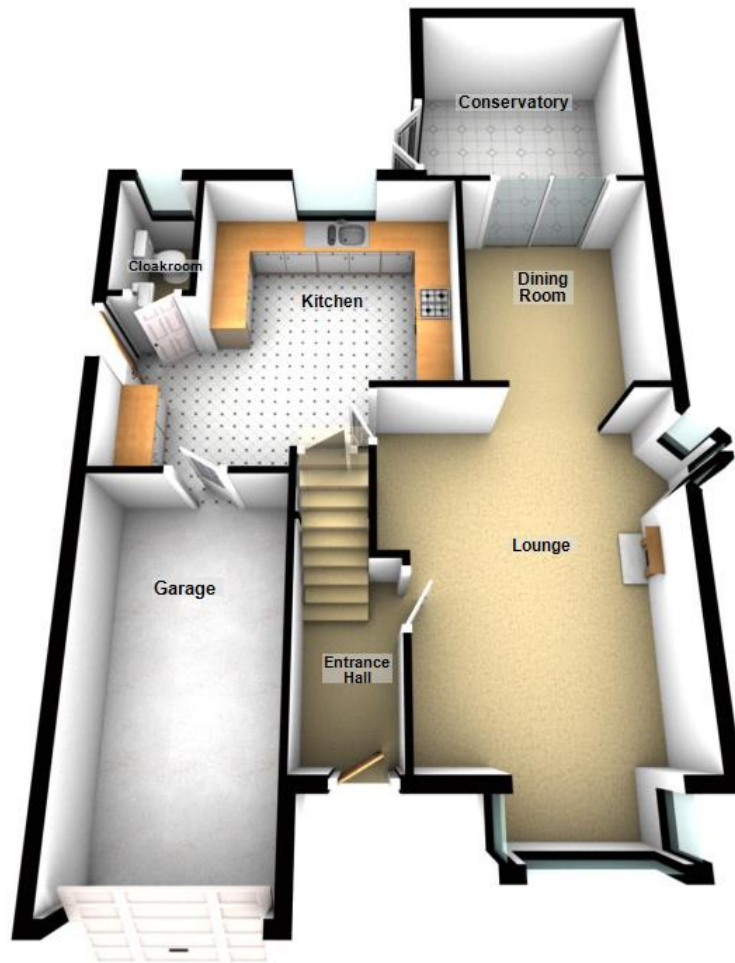
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

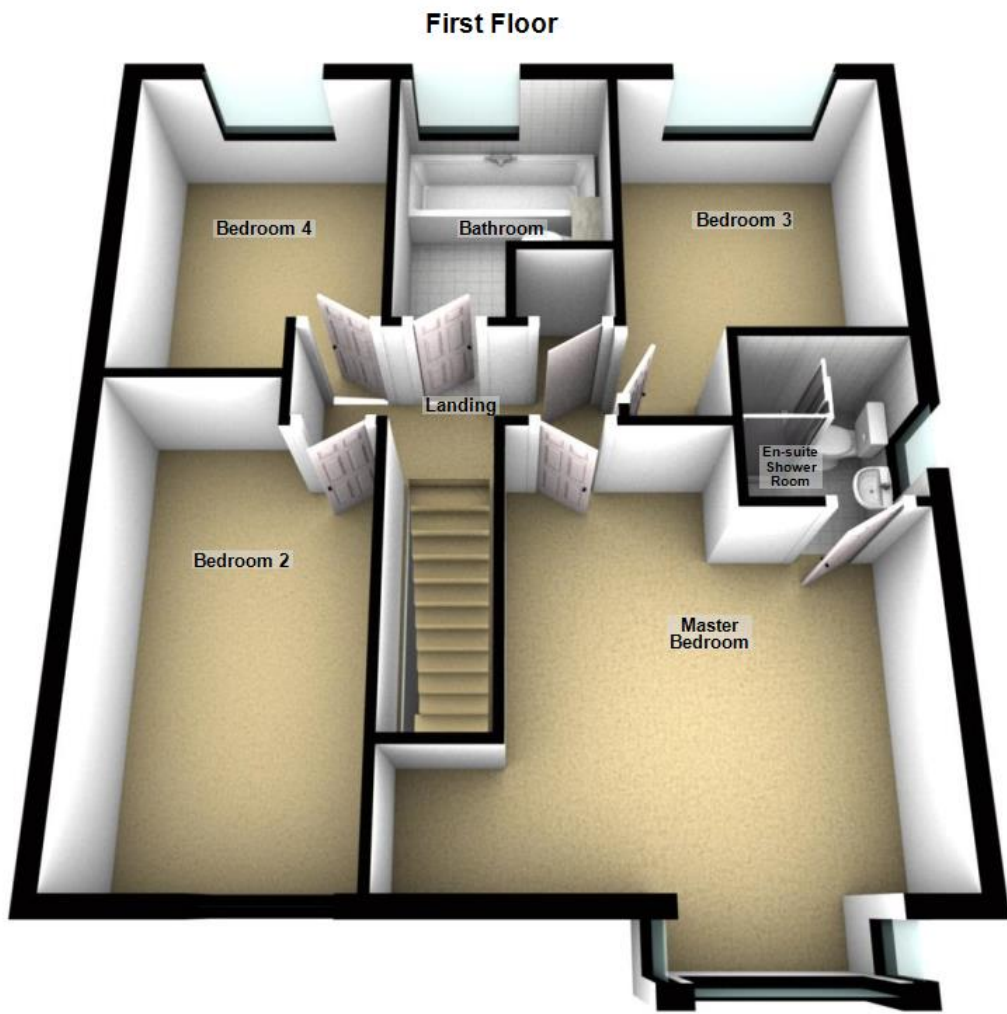
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC

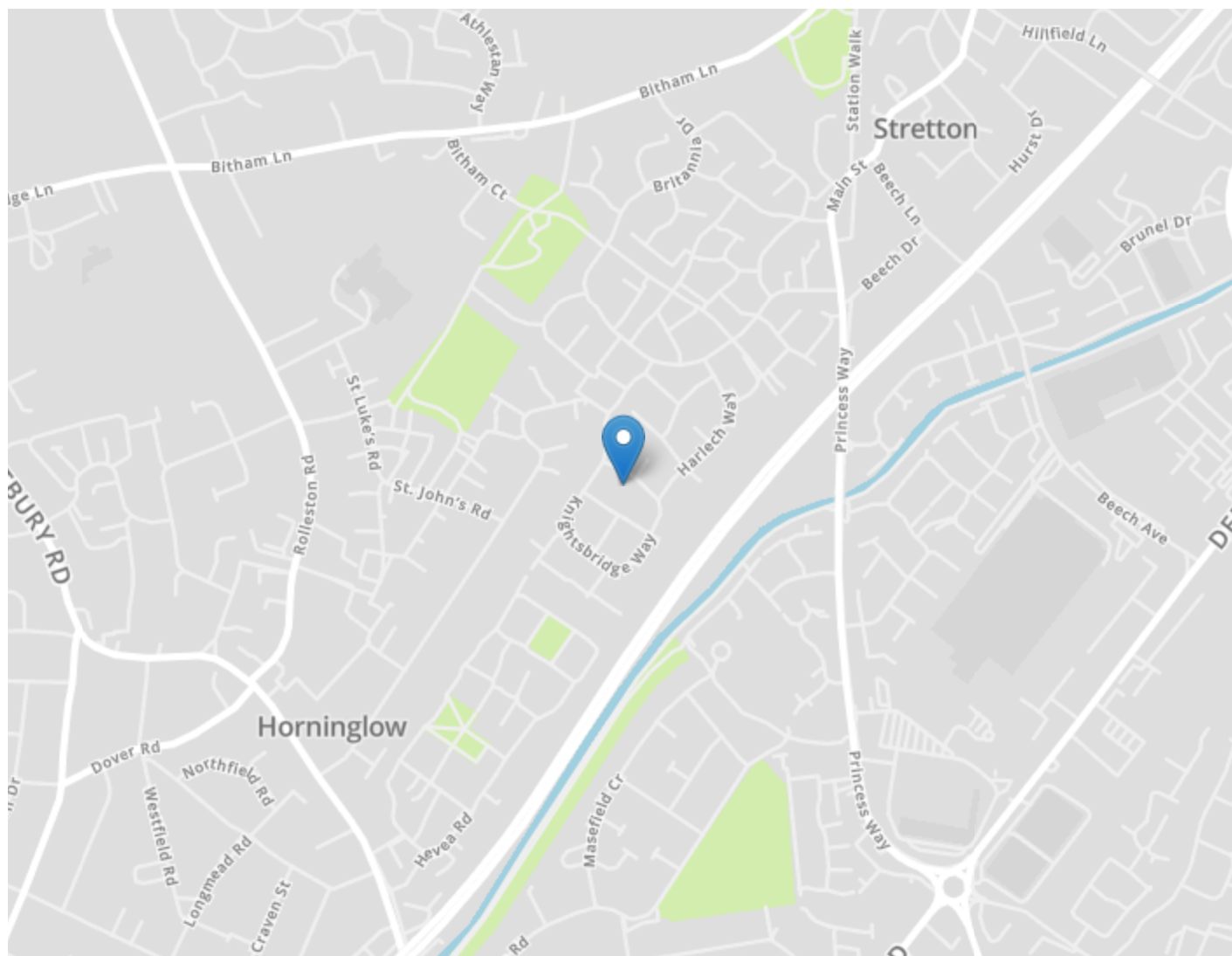
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor



For use by Crew Partnership only
Plan produced using PlanUp.





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Crew Partnership for themselves and the vendors of this property whose agents they are, give notice that these particulars are not to be relied upon as a statement or representation of the fact and do not constitute any part of an offer or a contract. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each and any statements contained in these particulars. The vendors do not make or give and neither do Crew Partnership (nor any person in their employment) have authority to make any representation or warranty whatsoever in relation to the property.

Please note that Crew Partnership have not checked any of the appliances or the central heating system included in the sale. All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

THE MONEY LAUNDERING REGULATIONS 2003

Due to a change in the legislation as from the 1st March 2004, we are required to check your identification before: 1. Proceeding to market any property. 2. Should you make an offer on one of our properties, and this offer becomes acceptable and before we can instruct solicitors to proceed with the transaction. Suitable identification can be current signed passport, New styled driving license with photograph, Inland tax notification. (This is a legal requirement and applies to all Estate Agents).

FLOORPLANS

We are proud to provide floorplans on all of our property particulars. However, these plans are intended as a GUIDE TO LAYOUT only. All dimensions are approximate. DO NOT SCALE.