



Crew Partnership

Burton · Estate · Agents



**2 HOPLEY ROAD
ANSLOW
BURTON-ON-TRENT
DE13 9PZ**

3 BED TOWNHOUSE WITH NO UPWARD CHAIN AND A GARAGE TO THE REAR! Entrance Hall, Lounge, Fitted Kitchen, Rear Hallway and a CLOAKROOM. Landing, Master Bedroom and Bathroom. Landing, 2 further Bedrooms. UPVC DG + GCH. Front and Rear Gardens. Driveway and Garage. POPULAR VILLAGE LOCATION

OFFERS OVER £180,000 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

UPVC double glazed door to front, radiator, door to Lounge.



Lounge

13' 2" x 11' 0" (4.01m x 3.35m) UPVC double glazed window to front aspect, radiator, vinyl flooring, doors to Fitted Kitchen and Rear Hallway.



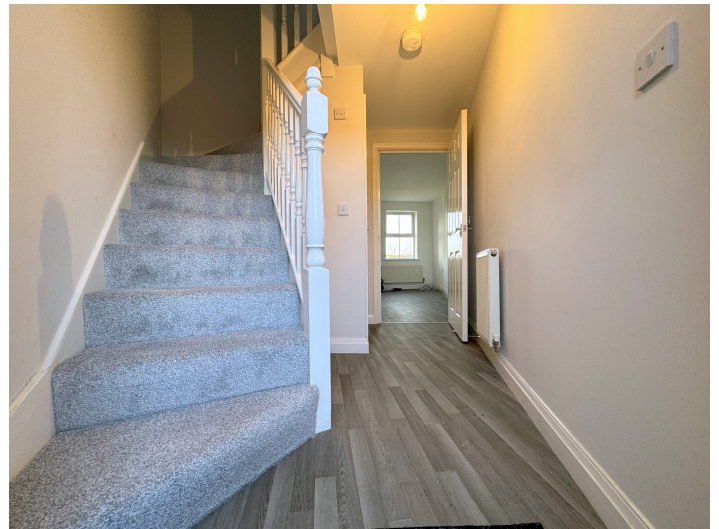
Fitted Kitchen

Fitted with a matching range of base and eye units with worktop space over and a stainless steel one and half bowl sink unit with mixer tap. Integrated fridge/freezer, fitted electric fan assisted over with four ring gas hob with extractor fan above. Plumbing for washing machine. UPVC double glazed window to front aspect, radiator, tiled flooring.



Rear Hallway

UPVC Double glazed door to the rear, stairs leading to first floor landing, radiator, door to Cloakroom.



Cloakroom

Fitted with a matching two piece suite comprising of a wall mounted wash hand basin with a mixer tap and low-level WC, tiled splashbacks, extractor fan, radiator, tiled flooring.



First Floor

Landing

UPVC double glazed window to rear aspect, radiator, doors to Master Bedroom and Bathroom as well as stairs leading to second floor landing.



Master Bedroom

14' 4" x 10' 0" (4.37m x 3.05m) UPVC double glazed window to front aspect, radiator.



Bathroom

Fitted with a three piece suite comprising of a panelled bath with shower over and folding glass screen, pedestal wash hand basin and low level WC, tiled surround, vinyl flooring, UPVC double glazed opaque window to front aspect., radiator.



Second Floor

Landing

UPVC double glazed window to rear aspect, radiator, doors to two Bedrooms and storage cupboard.



Second Bedroom

14' 5" x 7' 7" (4.39m x 2.31m) UPVC double glazed window to front aspect, radiator.



Third Bedroom

9' 5" x 9' 0" (2.87m x 2.74m) UPVC double glazed window to front aspect, radiator.



Outside

Front and Rear Gardens

Front garden laid to lawn with path leading to the front.

Rear garden mainly laid to lawn with garden path leading to the driveway and garage.

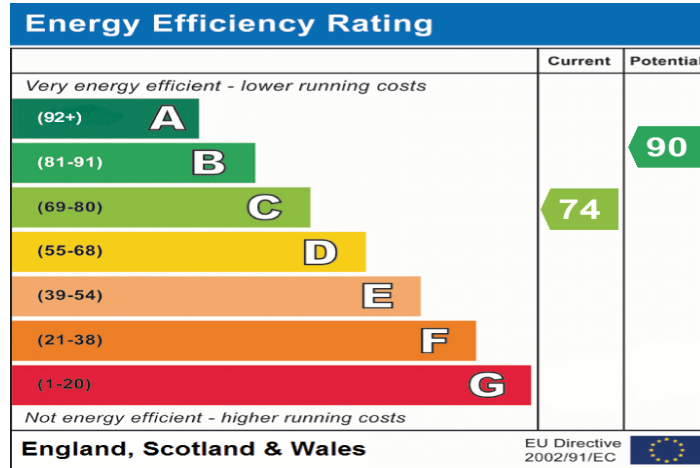


Additional Information

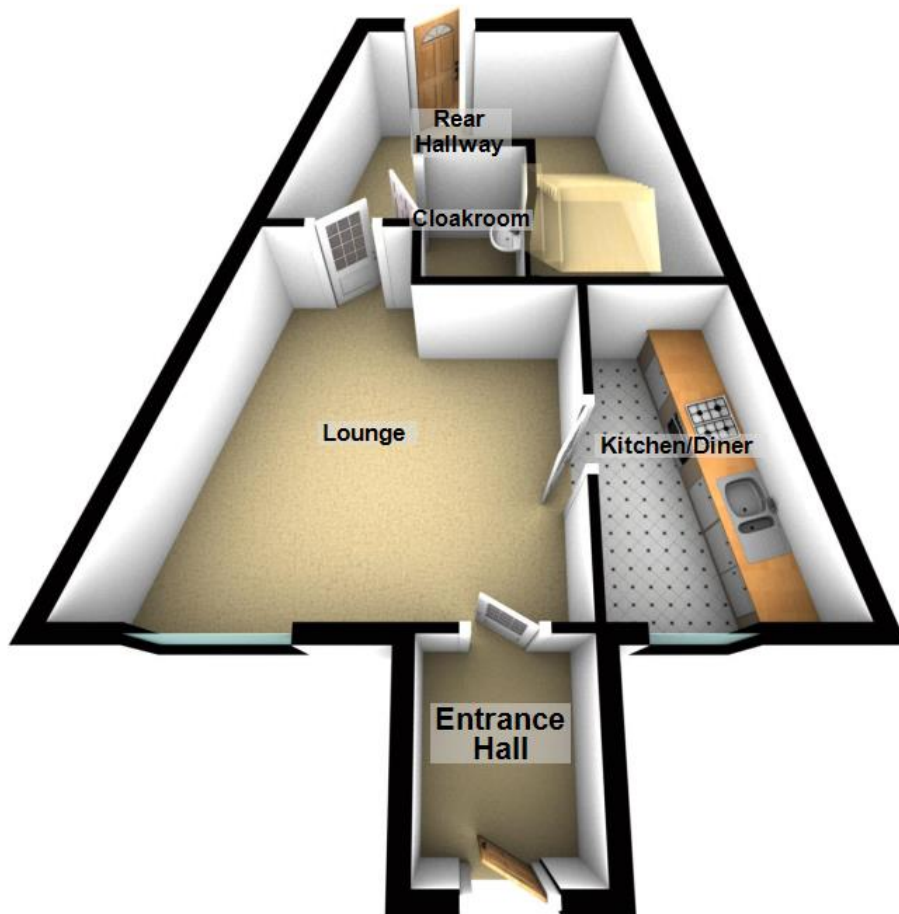
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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 B

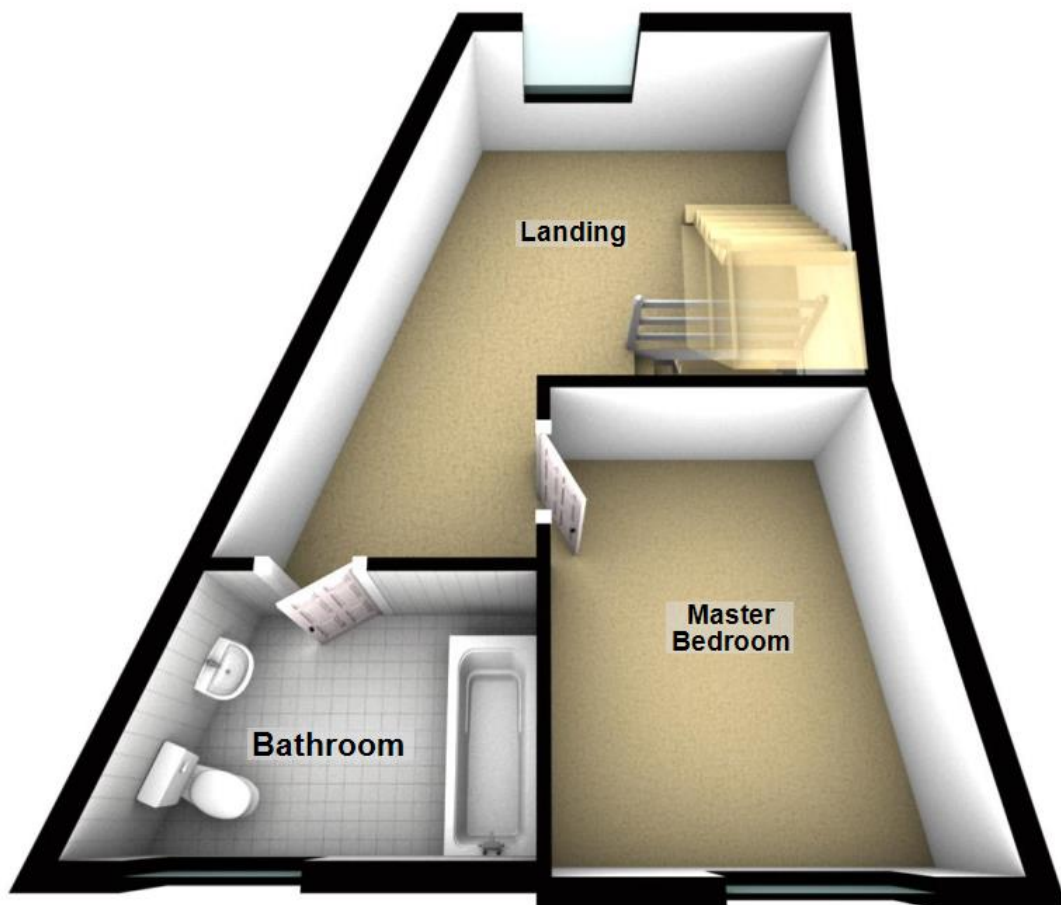


Ground Floor

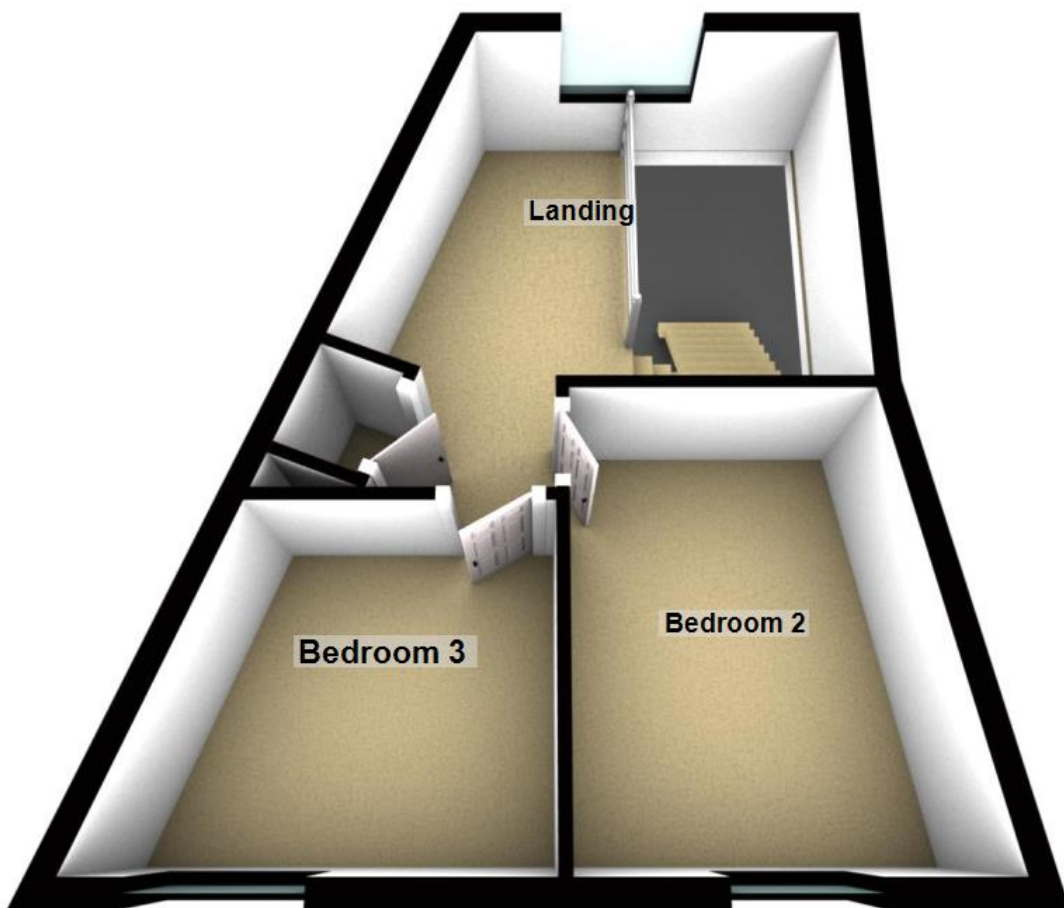


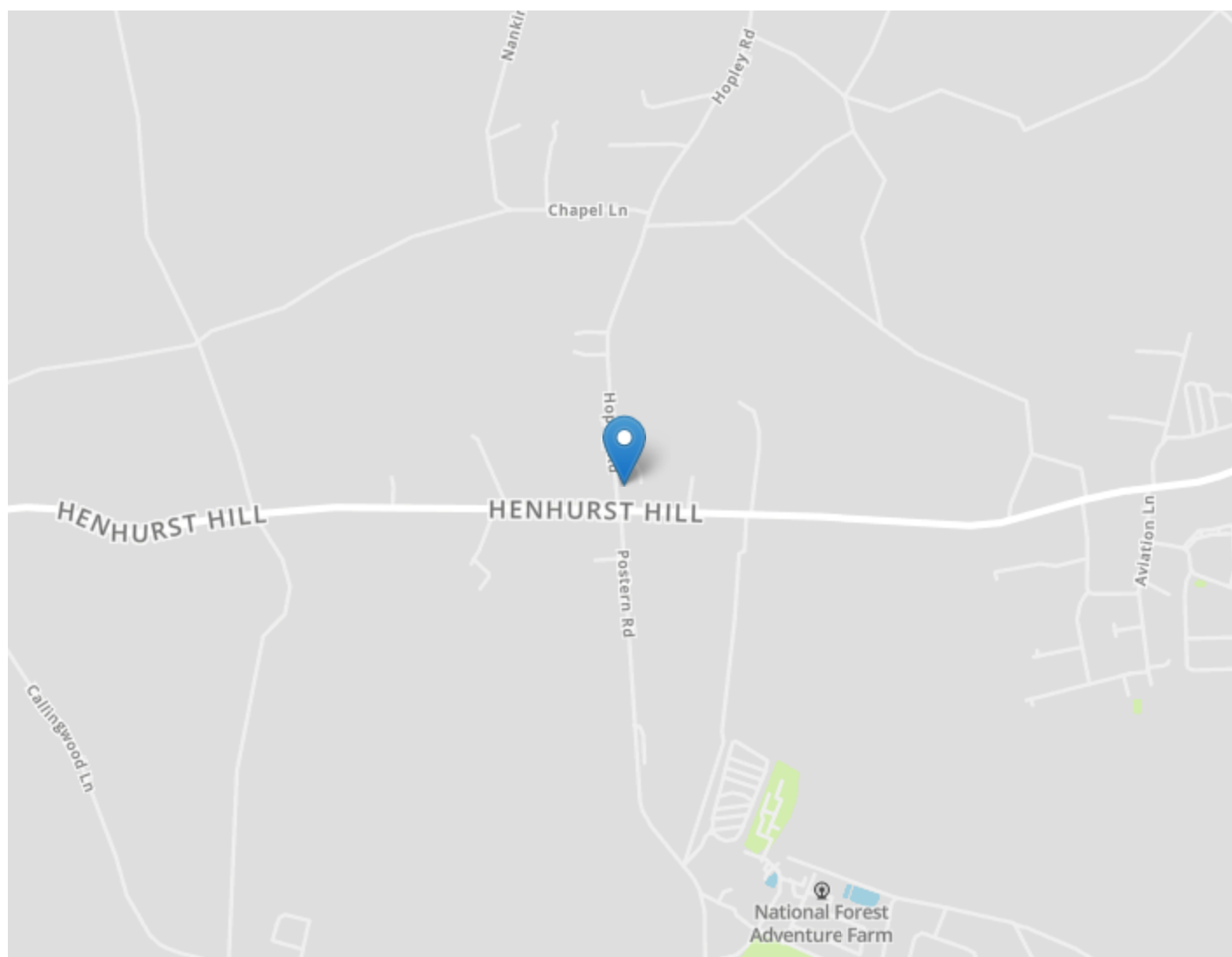
For use by Crew Partnership only
Plan produced using PlanUp.

First Floor



Second Floor





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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.