



# Crew Partnership

Burton · Estate · Agents



**57 BARKER ROUND WAY  
STRETTON  
BURTON-ON-TRENT  
DE14 2DN**

3 BEDROOM MODERN TOWNHOUSE WITH A SPACIOUS MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE. Entrance Hall, Lounge, Kitchen/Diner, CLOAKROOM. First Floor Landing, 2 Bedrooms and a Family Bathroom. Second Floor Landing, Master Bedroom, Dressing Room and En-Suite Bathroom. UPVC DG + GCH, 2 Parking Spaces to the front, Private Rear Garden. A MUST VIEW!

**£210,000 FREEHOLD**

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

Telephone : 01283 548548

<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

Radiator, laminate flooring, stairs leading to first floor landing, door to lounge



### Lounge

14' 8" x 12' 1" max (4.47m x 3.68m) UPVC double glazed window to front aspect, two radiators, laminate, door to kitchen/diner





### **Kitchen/Diner**

12' 1" x 9' 1" (3.68m x 2.77m) 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, built-in fridge, space for washing machine, uPVC double glazed window to rear aspect, radiator, uPVC patio door to garden, door to cloakroom



### **Cloakroom**

Fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashback, radiator, laminate flooring.



## First Floor

### Landing

UPVC double glazed window to front aspect, radiator, stairs leading to second floor landing, doors to two bedrooms and a family bathroom



### Bedroom 3

9' 11" x 6' 1" (3.02m x 1.85m) Window to front, radiator.



### Bedroom 2

12' 1" x 9' 4" (3.68m x 2.84m) UPVC double glazed window to rear aspect, radiator





### **Family Bathroom**

Fitted with three suite comprising bath, pedestal wash hand basin and low-level WC, tiled splashbacks, vinyl flooring.



### **Second Floor**

#### **Landing**

Radiator, door to master bedroom

### Master Bedroom

11' 2" x 12' 1" (3.40m x 3.68m) Two uPVC double glazed windows to rear aspect, radiator, open plan to dressing room.



### Dressing Room

Fitted double wardrobe and an additional storage cupboard, radiator, door to en-suite bathroom





### **En-Suite Bathroom**

Fitted with four piece suite comprising bath, pedestal wash hand basin, shower cubicle and low-level WC, tiled splashbacks, uPVC obscure double window to front aspect, Storage cupboard, radiator, vinyl flooring.



## Outside

### Front and rear gardens

Front garden consists of two tarmacked parking spaces and a block paved path to front door.

Low maintenance rear garden mainly laid to paving bordered by raised beds filled with a variety of plants and shrubs. Gated rear access



### Additional Information

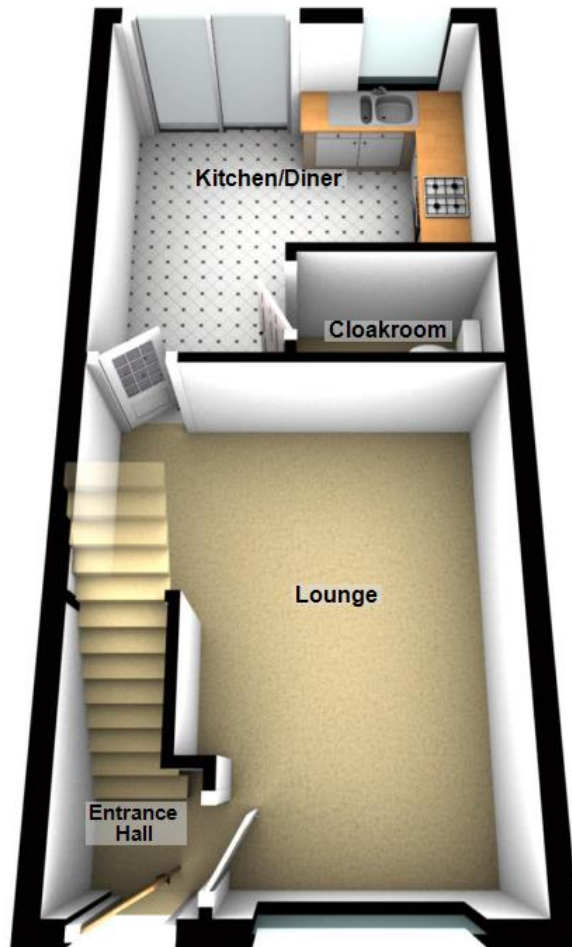
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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: South Derbyshire Borough Council / Tax Band C

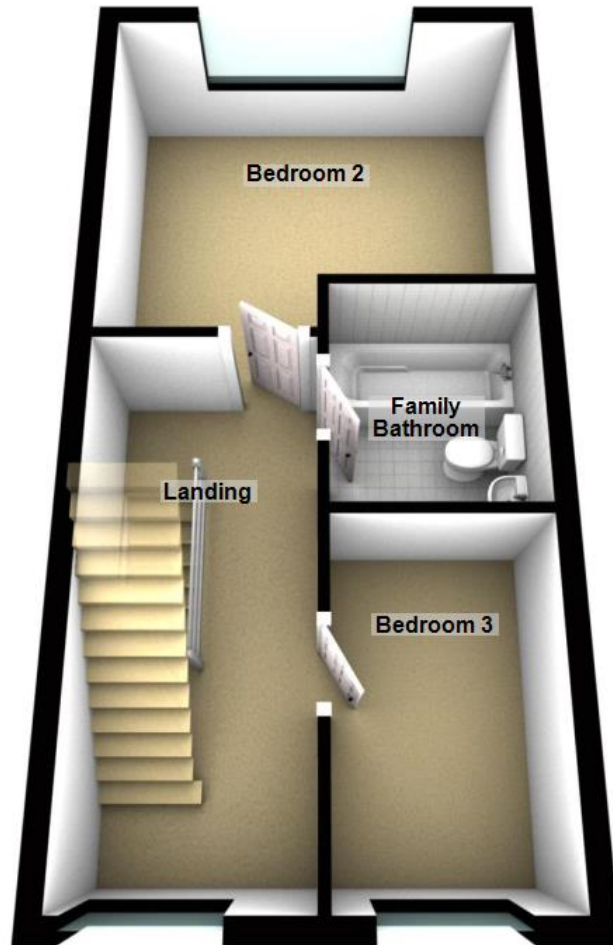


**Ground Floor**



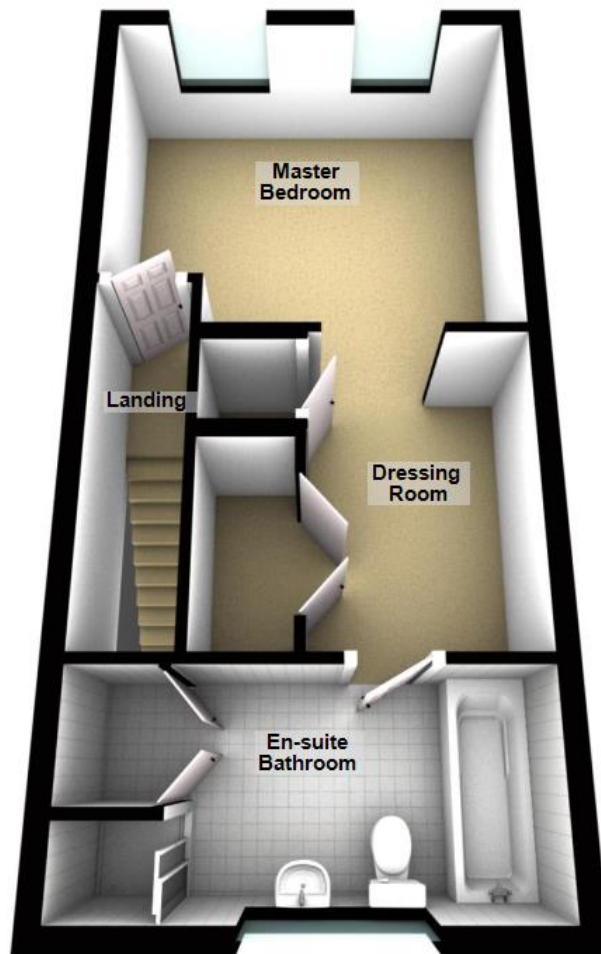
For use by Crew Partnership only  
Plan produced using PlanUp.

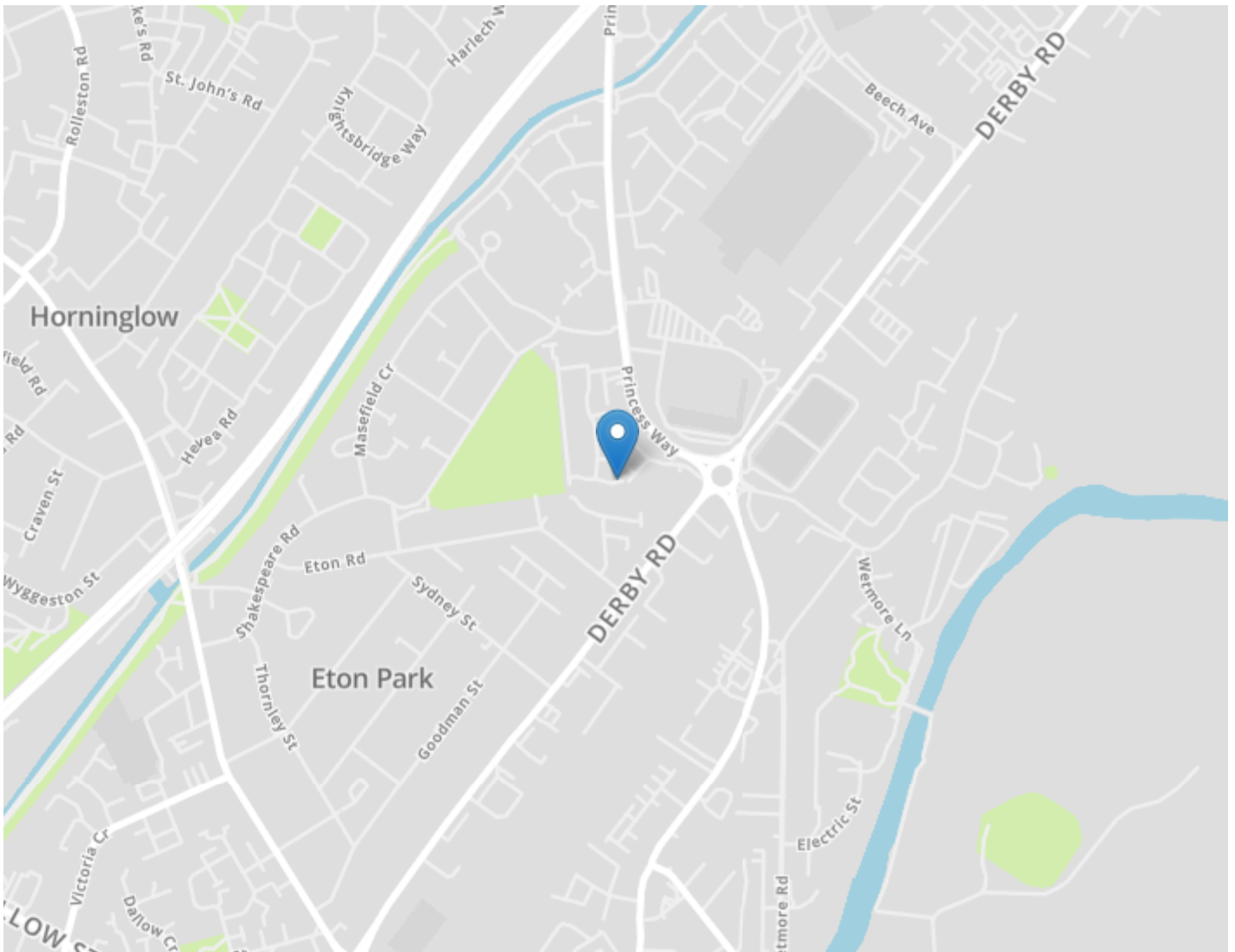
**First Floor**





**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.