



Crew Partnership

Burton · Estate · Agents



**213 SHOBNALL ROAD
BURTON-ON-TRENT
DE14 2BE**

LARGE SEMI DETACHED HOME WITH 4 RECEPTION ROOMS AND A GALLERIED LANDING! Porch, Entrance Hall, Lounge, Dining Room, Family Room, CONSERVATORY, Pantry, Kitchen, UTILITY ROOM and a Toilet. Galleried Landing, 4 DOUBLE BEDROOMS and a Bathroom. Partial double glazing and GCH. Driveway to the front. Rear Garden. NO UPWARD CHAIN

£315,000 FREEHOLD

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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

Porch

Two uPVC double glazed windows to front aspect, two hardwood single glazed windows to side, uPVC double glazed double door to front, hardwood door to Entrance Hall.

Entrance Hall

Double radiator, stairs leading to galleried first floor landing, doors to all Lounge, Family Room and Dining Room.



Lounge

17' 3" x 13' 10" (5.26m x 4.22m) Hardwood single glazed window to front aspect, hardwood single glazed window to side aspect, fireplace, double radiator.



Family Room

17' 3" x 13' 10" (5.26m x 4.22m) Hardwood single glazed window to front aspect, hardwood single glazed window to side aspect, fireplace, double radiator, double door to Conservatory.



Conservatory

13' 11" x 12' 1" (4.24m x 3.68m) UPVC double glazed window to rear aspect, uPVC double glazed window to side aspect, uPVC double door to rear garden.



Dining Room

15' 0" x 12' 1" (4.57m x 3.68m) Two uPVC double glazed windows to rear aspect, storage cupboard housing the hot water tank, double radiator, doors to Pantry and Kitchen.



Pantry

Kitchen

11' 4" x 9' 1" (3.45m x 2.77m) Fitted with a matching range of base and eye level units, stainless steel sink unit, plumbing for washing machine, space for fridge/freezer, uPVC double glazed window to side aspect, vinyl flooring, uPVC door to rear garden, door to Utility Room.



Utility Room

Open plan to Cloakroom.

Toilet

UPVC opaque double glazed window to side aspect, fitted with a one piece suite comprising and low-level WC.

First Floor

Galleried Landing

Single glazed window to side aspect with stained glass, doors to all Bedrooms and Bathroom



Master Bedroom

17' 3" x 13' 1" (5.26m x 3.99m) UPVC double glazed window to front aspect, hardwood single glazed window to rear aspect, double radiator.



Second Bedroom

16' 7" x 13' 1" (5.05m x 3.99m) UPVC double glazed window to front aspect, double radiator.



Third Bedroom

12' 8" x 9' 1" (3.86m x 2.77m) UPVC double glazed window to rear aspect, radiator.



Fourth Bedroom

9' 7" x 8' 5" (2.92m x 2.57m) UPVC double glazed window to rear aspect, radiator.



Bathroom

Fitted with three piece suite comprising deep bath with shower attachment, pedestal wash hand basin and low-level WC, tiled splashbacks, hardwood single glazed window to front with stained glass, radiator.



Outside

Front and Rear Gardens

Front garden mainly laid to driveway providing ample off street parking and bordered by a variety of bushes, shrubs and trees. Gated side access to the rear.

Rear Garden mainly laid to grass with a variety of trees and bushes.

OUTHOUSE Hardwood single glazed window to side aspect, hardwood door to side.




Additional Information

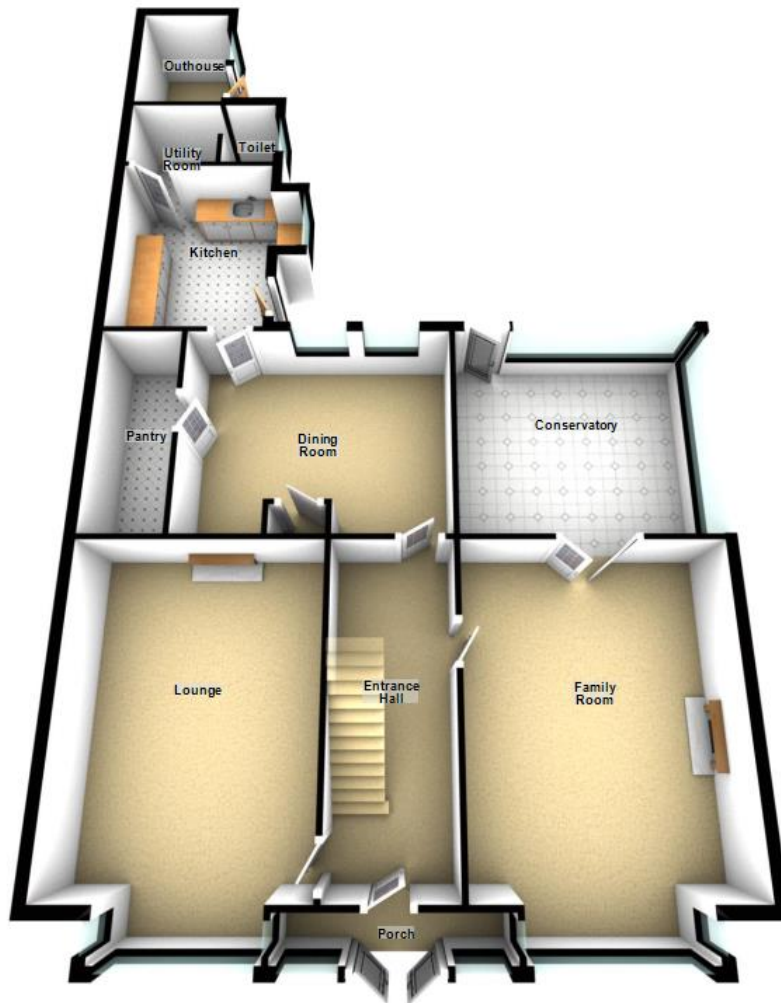
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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 C

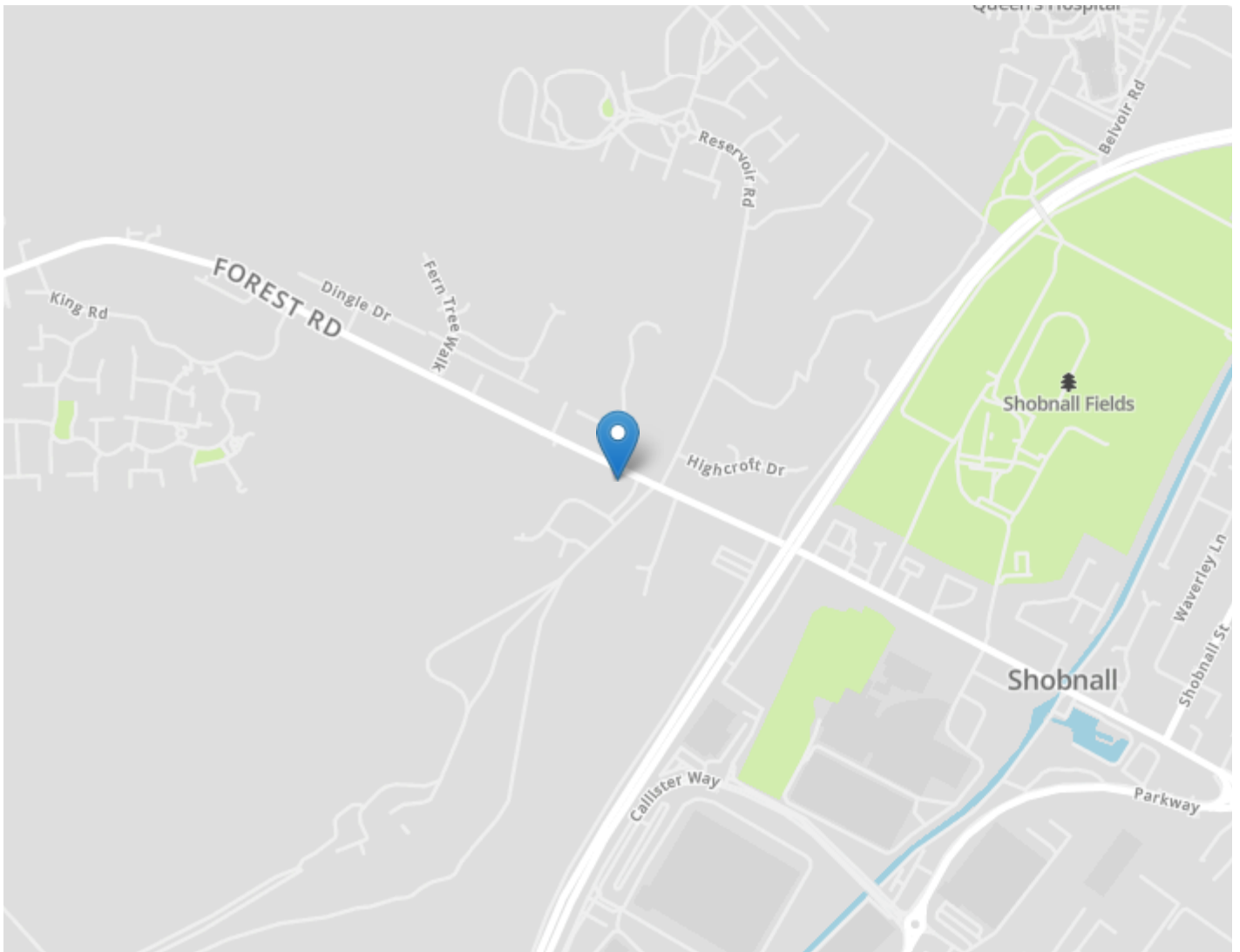
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Ground Floor



For use by Crane 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.