



# Crew Partnership

Burton • Estate • Agents



**27 THE GREEN  
STRETTON  
DE13 0EQ**

DETACHED HOME IN THE HEART OF THE VILLAGE WITH TWO DOUBLE BEDROOMS AND A REFITTED SHOWER ROOM! Entrance Hall, 15ft Lounge/Dining Room, Kitchen and Downstairs WC/Shower Room. Landing, 2 Double Bedrooms and a Refitted Shower Room. Triple Glazing DG + GCH and Air Conditioning. A walled frontage encloses low maintenance gardens. A Horseshoe Driveway leads to a double gated courtyard and provide parking for several cars. Viewing Recommended. NO UPWARD CHAIN!

**OFFERS OVER £220,000 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

UPVC opaque double glazed window to side aspect, uPVC opaque triple glazed window to side aspect, double radiator, stairway to first floor landing, uPVC double glazed opaque door to side, doors to Lounge/Dining Room, Kitchen, Shower Room and two storage cupboards.



#### Lounge/Dining Room

15' 2" x 12' 2" (4.62m x 3.71m) UPVC triple glazed window to side aspect, uPVC triple glazed box window to front aspect, double radiator and an air conditioning unit that can provide both cold and heat in this room.





### Kitchen

10' 2" x 8' 5" (3.10m x 2.57m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, space for fridge/freezer, dishwasher and automatic washing machine, uPVC triple glazed window to front aspect, uPVC triple glazed window to side aspect, radiator with wall mounted concealed gas combination boiler serving heating system and domestic hot water.



### Shower Room

Fitted with three piece suite comprising tiled shower enclosure with fitted shower and folding glass screen, pedestal wash hand basin and low-level WC, uPVC opaque triple glazed window to rear aspect, radiator.

### First Floor

### Landing

Loft hatch, doors to both Bedrooms and Shower Room.

### Master Bedroom

15' 2" x 12' 2" (4.62m x 3.71m) UPVC triple glazed window to front aspect, uPVC double glazed window to side aspect, double radiator, an air conditioning unit that can provide both cold and heat in this room.





### Second Bedroom

11' 4" x 9' 0" (3.45m x 2.74m) UPVC triple glazed window to front aspect, radiator, door to storage cupboard with internal light over the stairs.



### Shower Room

Refitted with three piece suite comprising double shower enclosure with sliding glass screen, pedestal wash hand basin and low-level WC, uPVC opaque triple glazed window to rear aspect, double radiator. Double doored storage with a single radiator inside (creating similar to a large airing cupboard sort of double wardrobe size).





## Outside

### Gardens

The property includes low-maintenance gardens featuring decorative gravel, enclosed by a walled frontage. A horseshoe driveway to the front of the property provides ample parking, and double gates lead to a courtyard area offering additional parking space. Courtyard includes outside tap and two external plug sockets.



### Additional information

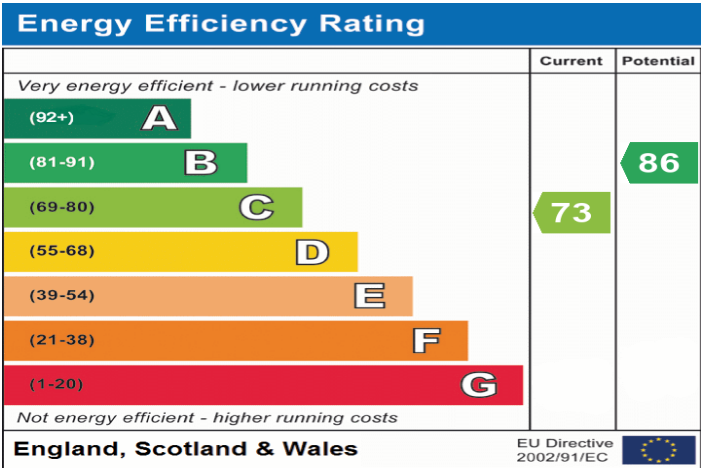
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

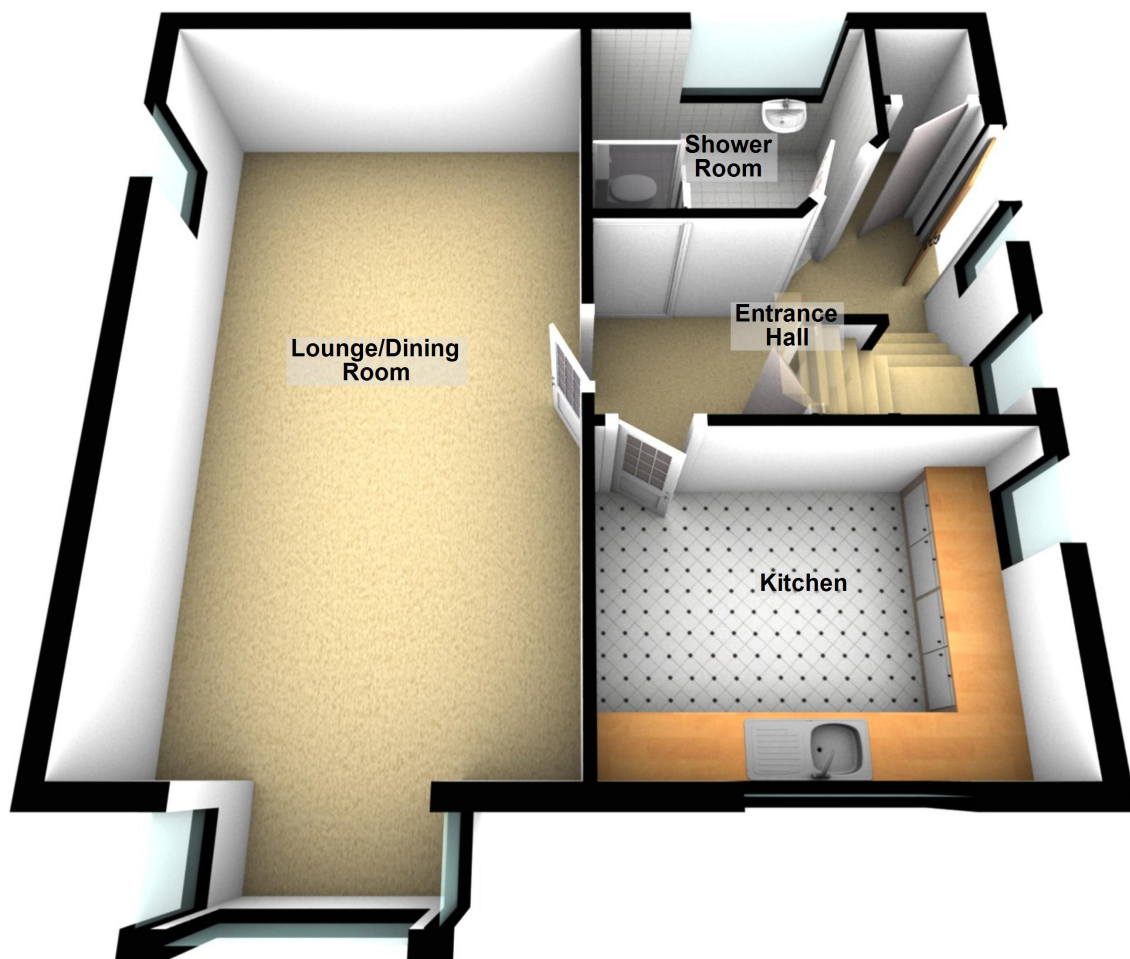
Walking distance to local amenities, vet, hairdressers and the Jinny Trail.



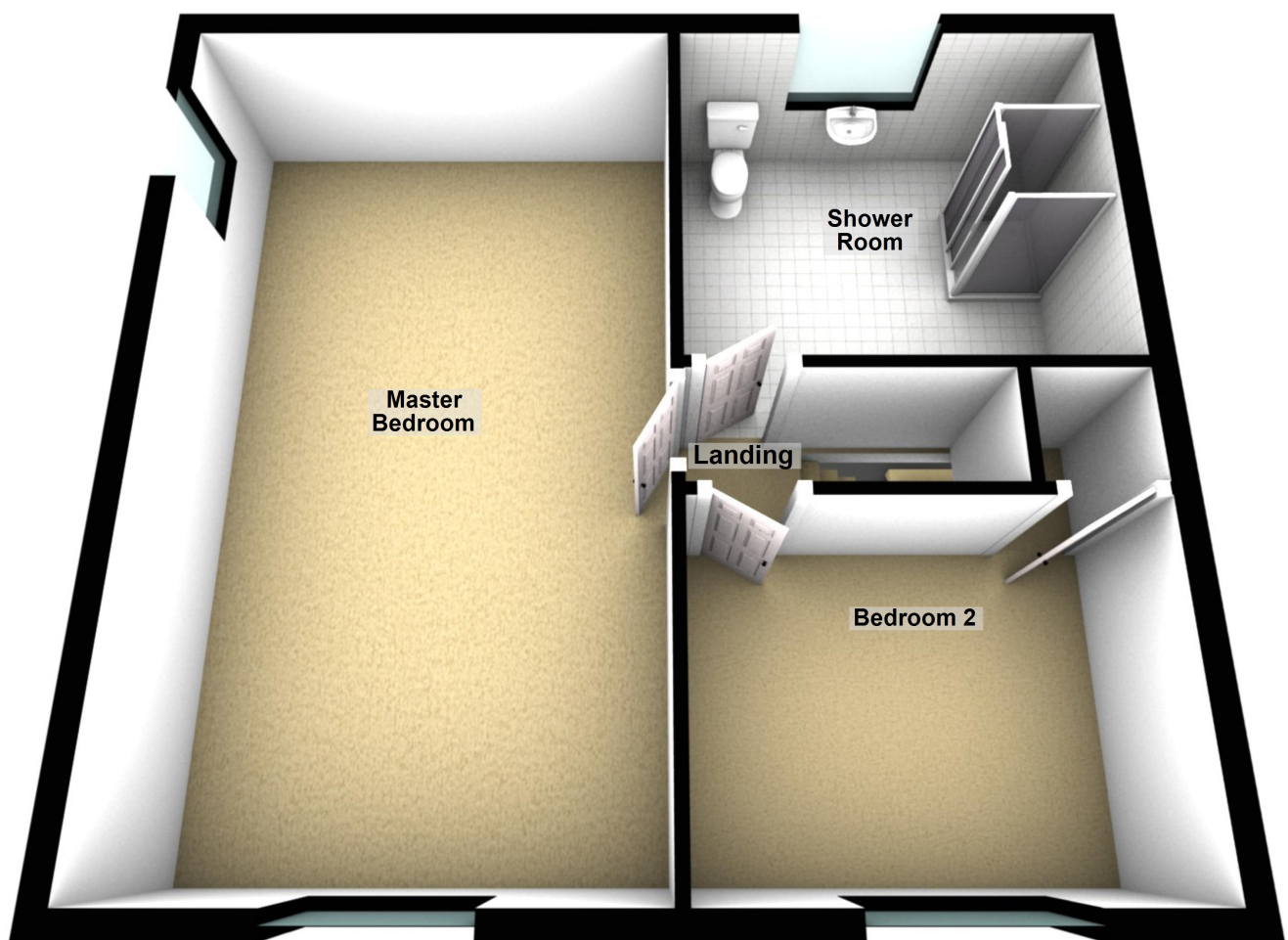




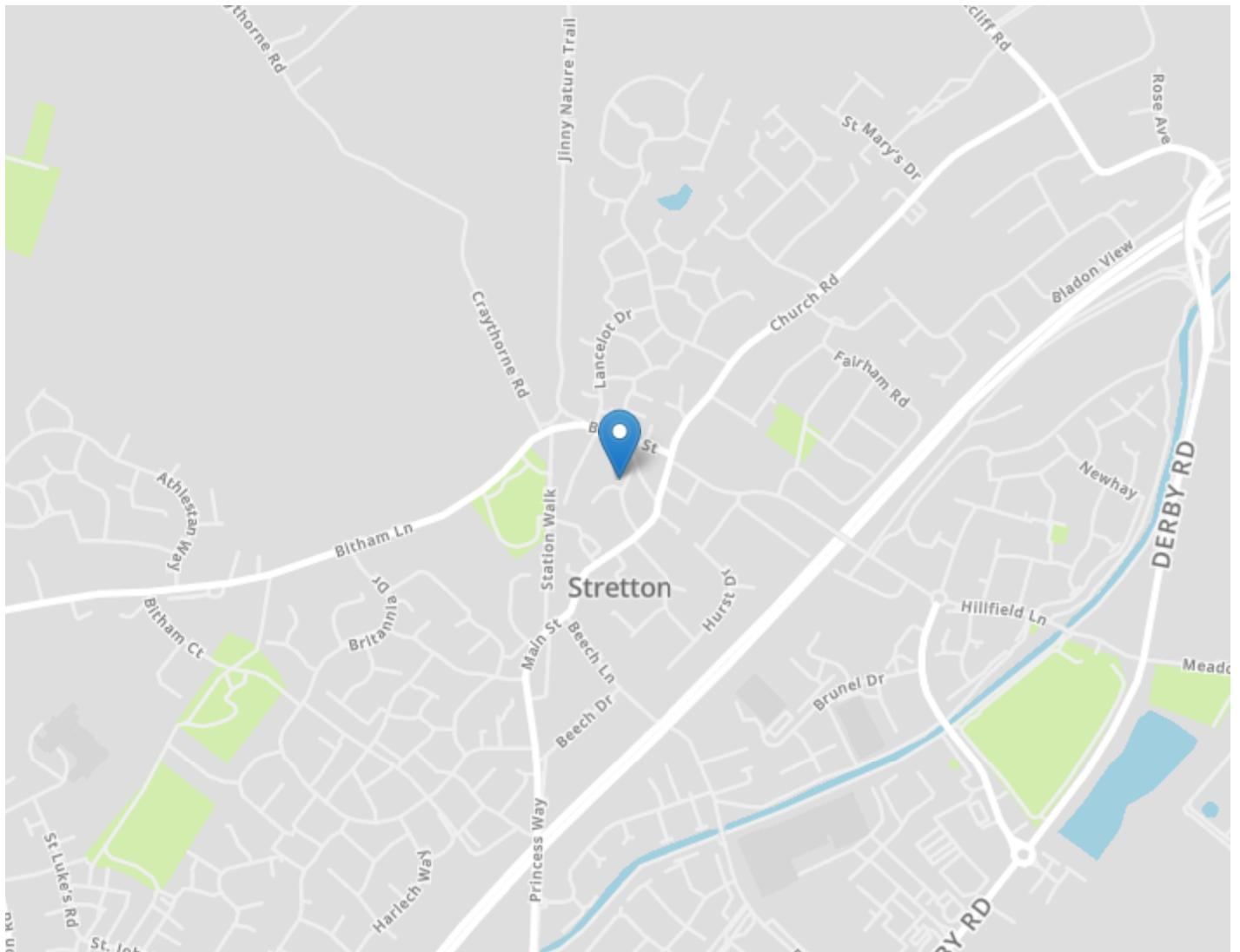
## Ground Floor



## First 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.