



# Crew Partnership

Burton • Estate • Agents



## 33 GRANTS YARD BURTON-ON-TRENT DE14 1BW

4 DOUBLE BEDROOMS OVER 3 FLOORS + 2 BATHROOMS + NO UPWARD CHAIN!  
Entrance Hall, Fitted Kitchen, CLOAKROOM and Lounge. Landing, MASTER BEDROOM  
+ EN-SUITE and Second Bedroom. Landing, 2 further Bedrooms and Family Bathroom.  
UPVC DG + GCH. Front and Rear Gardens. 2 Allocated Parking Spaces. CLOSE TO  
TOWN LOCATION

## OFFERS OVER £180,000 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, stairway to galleried first floor landing, double glazed door to front, open plan to Kitchen, doors to Cloakroom and Lounge.



### Fitted Kitchen

8' 0" x 7' 10" (2.44m x 2.39m) 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, plumbing for automatic washing machine and dishwasher, fitted double electric oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to front aspect to with wall mounted gas combination boiler, Ideal Logic System S18 fitted November 2020 and serviced on an annual basis. The boiler serving the central heating system and domestic hot water via the CenterStore Unvented Indirect Cylinder 170L fitted January 2023.





### Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin, low-level WC and extractor fan, radiator.



### Lounge

11' 9" x 12' 7" (3.58m x 3.84m) Radiator, uPVC double glazed sliding door to garden.



### First Floor

#### Landing

Radiator, stairway to second floor landing, doors to Master Bedroom and Second Bedroom.



### Master Bedroom

13' 7" x 12' 0" (4.14m x 3.66m) UPVC double glazed window to rear aspect, fitted with a range of wardrobes, radiator, door to En-Suite Shower Room.



### En-Suite Shower Room

Fitted with three piece suite comprising tiled double shower enclosure with fitted mixer shower, pedestal wash hand basin, low-level WC and extractor fan, radiator.



### Second Bedroom

12' 0" x 7' 7" (3.66m x 2.31m) Two uPVC double glazed windows to front aspect, two radiators.





## Second Floor

### Landing

Doors to Third and Fourth Bedrooms as well as the Family Bathroom and a storage cupboard housing the CenterStore Unvented Indirect Cylinder 170L.

### Third Bedroom

12' 0" x 7' 4" (3.66m x 2.24m) UPVC double glazed window to rear aspect, two radiators.



### Fourth Bedroom

12' 0" x 7' 8" (3.66m x 2.34m) Two UPVC double glazed windows to front aspect, radiator.



### Family Bathroom

Fitted with three piece suite comprising panelled bath with handheld shower and wall mounted shower head holder, shower rail and curtain, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, radiator.



### Outside

#### Front and Rear Gardens

Established gardens with lawned areas and paved sections forming a paved seating area and path to the rear garden gate. Two allocated parking spaces.



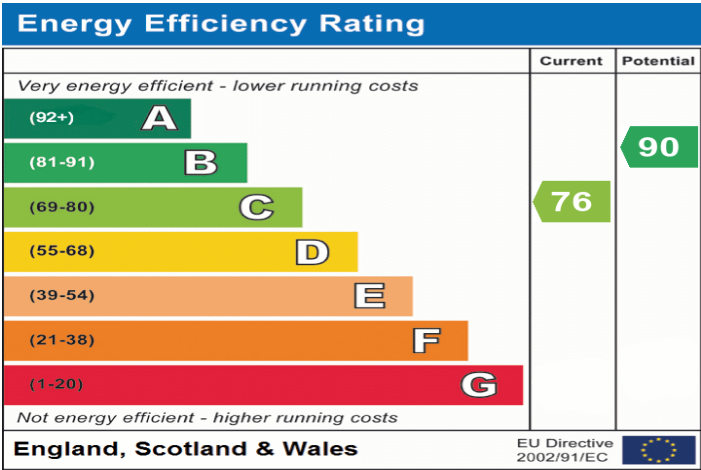
#### Additional information

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Please note, freehold houses in Grants Yard pay an annual service charge to the management company for the upkeep of the communal gardens and areas in Grants Yard. For 2025 the annual service charge is £210.23.

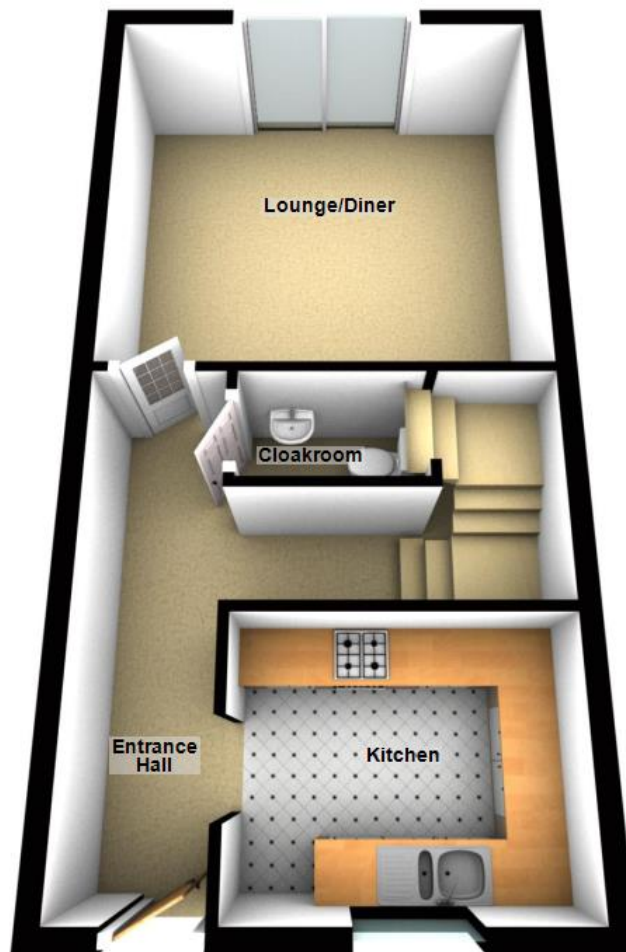
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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





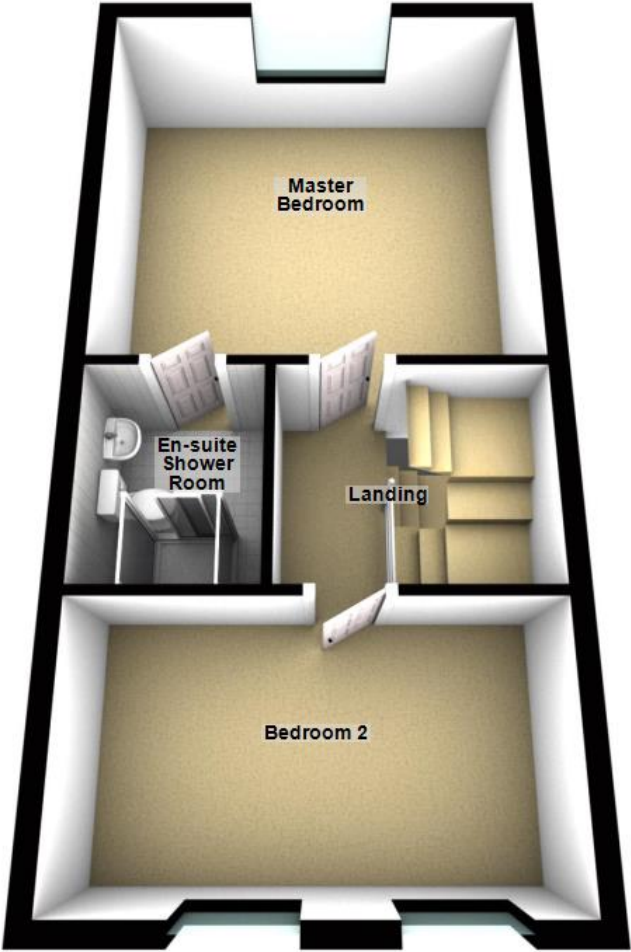
### Ground Floor



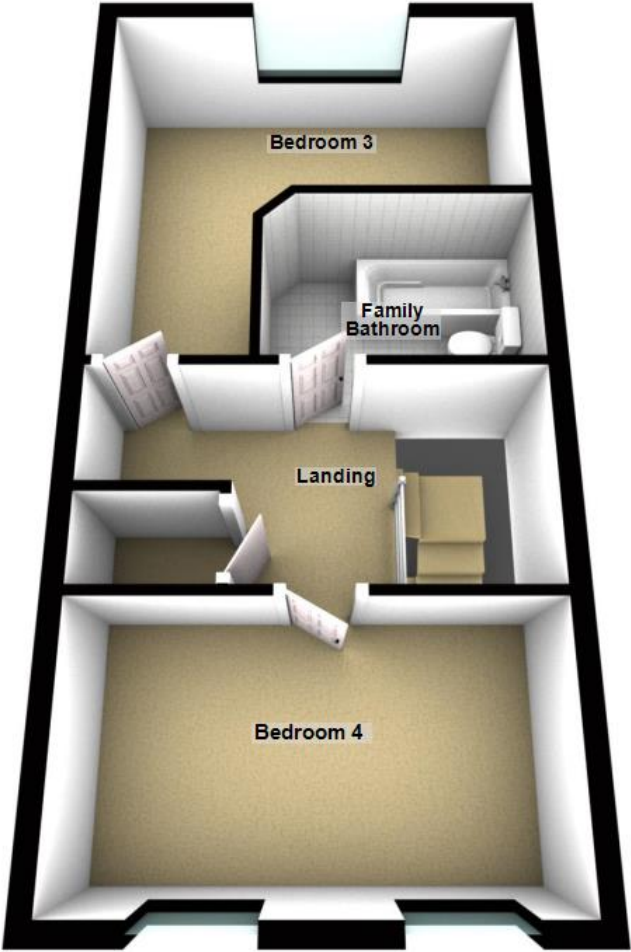
For use by Crew Partnership only  
Plan produced using PlanUp.



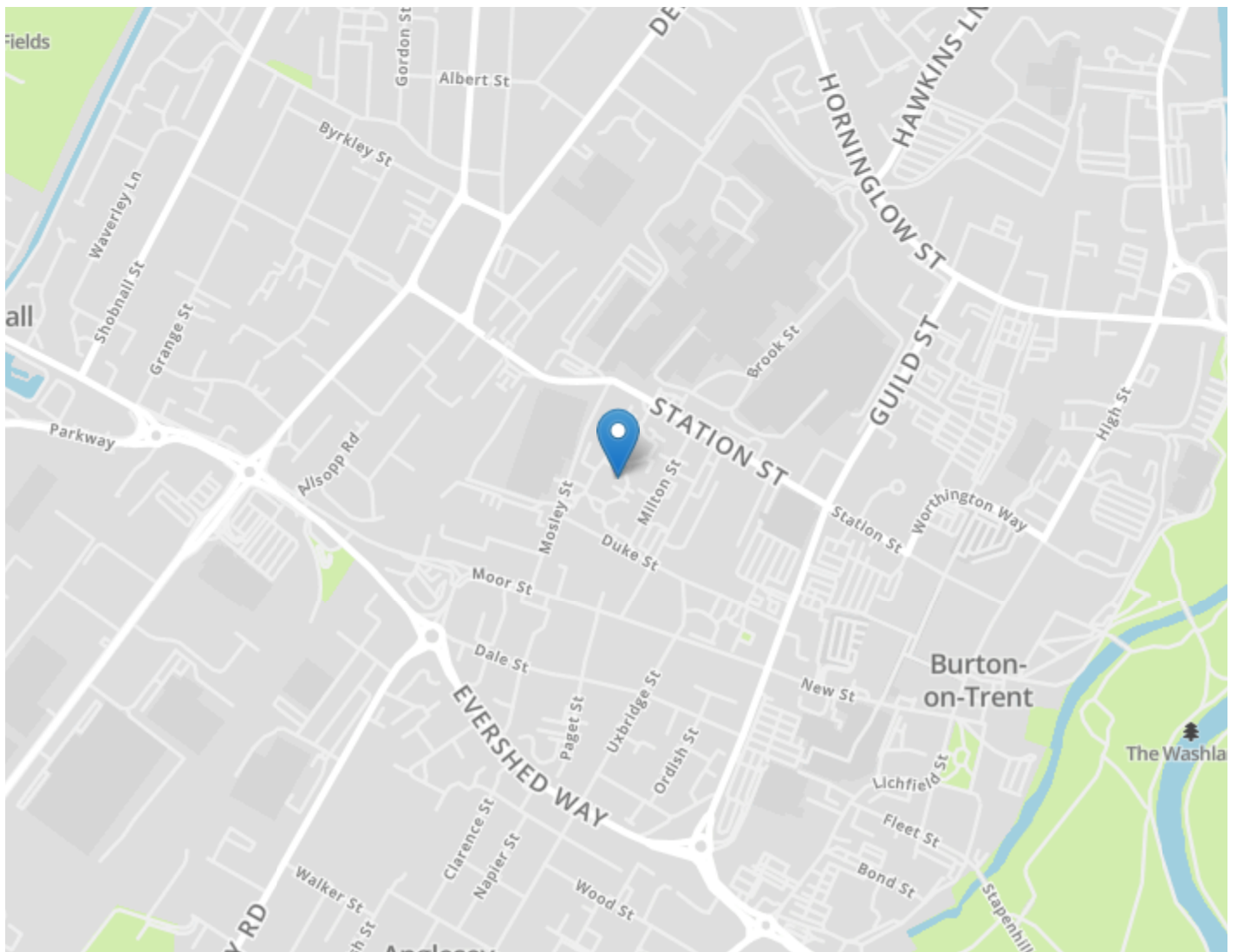
First Floor



**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.