



# Crew Partnership

Burton · Estate · Agents



**17 PRIORY CLOSE  
TUTBURY  
BURTON-ON-TRENT  
DE13 9JS**

FAMILY HOME WITH 3 DOUBLE BEDROOMS AND NO UPWARD CHAIN!  
Entrance Hall, 23ft Lounge/Dining Room, Kitchen. Landing, 3 Bedrooms and a  
Bathroom. UPVC DG + GCH. Front and Rear Gardens. Driveway leading to  
Garage. SOUGHT AFTER VILLAGE LOCATION

**£230,000 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 window to front aspect, radiator, stairway to galleried first floor landing, uPVC double glazed opaque door to side, doors to Kitchen and Lounge/Dining Room.



### Lounge/Dining Room

25' 0" x 11' 3" (7.62m x 3.43m) UPVC double glazed window to front aspect, coal effect gas fire set in stone built surround, two radiators, coving to ceiling, uPVC double glazed patio door to garden.





## Kitchen

11' 0" x 9' 0" (3.35m x 2.74m) Fitted with a matching range of base and eye level units with worktop space over with round edged worktops, matching breakfast bar, sink unit with mixer tap, plumbing for automatic washing machine, space for fridge and cooker, uPVC double glazed window to rear aspect with wall mounted gas combination boiler serving heating system and domestic hot water, serving hatch to Lounge/Diner, uPVC double glazed opaque door to garden, door to a storage cupboard.



## First Floor

### Landing

UPVC double glazed window to side aspect, doors to all Bedrooms.





### Master Bedroom

13' 2" x 8' 7" (4.01m x 2.62m) UPVC double glazed window to front aspect, radiator.



### Second Bedroom

11' 7" x 11' 9" (3.53m x 3.58m) UPVC double glazed window to rear aspect, radiator.



### Third Bedroom

11' 7" x 9' 2" (3.53m x 2.79m) UPVC double glazed window to front aspect, uPVC double glazed window to side aspect, radiator.



### Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled surround, uPVC opaque double glazed window to rear aspect, two radiators.



### Outside

#### Front and Rear Gardens

Established front and rear gardens with a variety of shrubs and trees, mainly laid to lawn, gated side access, driveway to the side leading to garage and car parking space for three cars.



#### 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



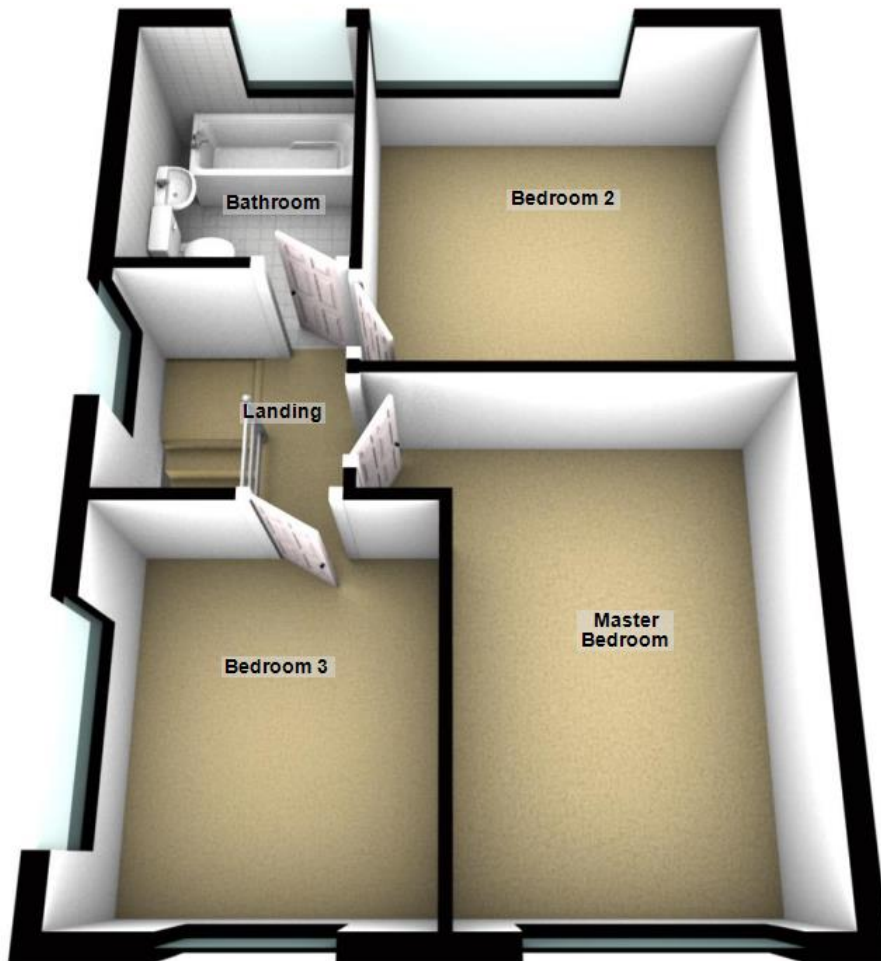
**Ground Floor**

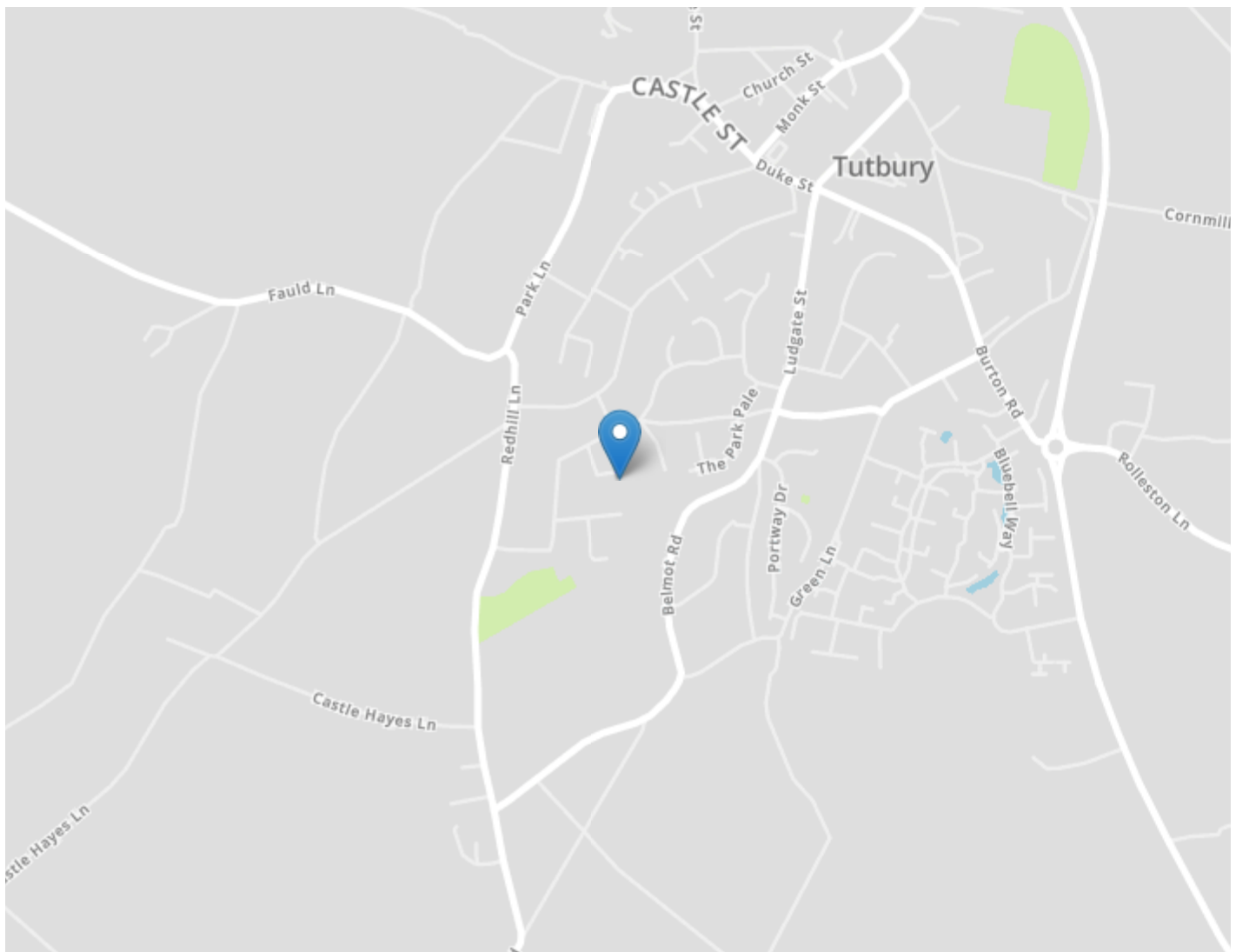


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Plan produced using PlanUp.



**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.