



# Crew Partnership

Burton · Estate · Agents



**31 RAVENS WAY  
BURTON-ON-TRENT  
DE14 2JS**

DETACHED FAMILY HOME WITH 5 BEDROOMS, A LARGE PLOT AND NO UPWARD CHAIN! Entrance Hall, Inner Hallway, Lounge open plan to Dining Room, REFITTED KITCHEN and a CLOAKROOM. Landing, 4 DOUBLE BEDROOMS, a Fifth Bedroom and Bathroom. UPVC DG + GCH. Extensive Front, Side and Rear Gardens. Block paved driveway for 6 cars leading to Garage. QUIET CUL-DE-SAC LOCATION

**£295,000 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**

Double glazed opaque door to front, open plan archway to Inner Hallway.



#### **Inner Hallway**

Double radiator, stairway first floor landing, door to Lounge.

### Lounge

12' 0" Max x 15' 3" (3.66m x 4.65m) Double radiator, open plan to Dining Room.



### Dining Room

15' 6" x 11' 0" (4.72m x 3.35m) Two uPVC double glazed windows to rear aspect, double radiator, uPVC double glazed door to garden, doors to a Fitted Kitchen and a storage cupboard.



### Fitted Kitchen

14' 8" x 11' 0" (4.47m x 3.35m) Refitted with a matching range of base and eye level cupboards, sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear aspect, radiator with wall mounted gas combination boiler serving heating system and domestic hot water, uPVC double glazed door to side, door to Cloakroom.



**Cloakroom**

UPVC opaque double glazed window to side aspect, fitted with two piece suite comprising, wash hand basin and low-level WC, radiator.



**First Floor**

**Landing**

Loft hatch, doors to all Bedrooms, Bathroom and a storage cupboard.

**Master Bedroom**



1  
2  
,  
5  
"  
X  
9  
,  
2  
"  
(  
3  
.

78m x 2.79m) UPVC double glazed window to front aspect, fitted double wardrobe, radiator.

### Second Bedroom

9' 10" x 9' 2" (3.00m x 2.79m) UPVC double glazed window to rear aspect, fitted double wardrobe, radiator.



### Third Bedroom

11' 9" x 10' 0" (3.58m x 3.05m) UPVC double glazed window to front aspect, radiator, fitted double wardrobe.



### Fourth Bedroom

10' 0" Max x 9' 9" Max (3.05m x 2.97m) UPVC double glazed window to rear aspect, fitted double wardrobe.



### **Fifth Bedroom**

9' 1" x 6' 4" (2.77m x 1.93m) UPVC double glazed window to front 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, radiator.



## Outside

### Front and Rear Gardens

Established front and rear gardens, mainly laid to lawn, gated side access, block paved driveway to the front leading to garage and car parking space six cars, parking space for caravan(s). Sun patio seating area, outside cold water tap.

GARAGE. Up and over door.



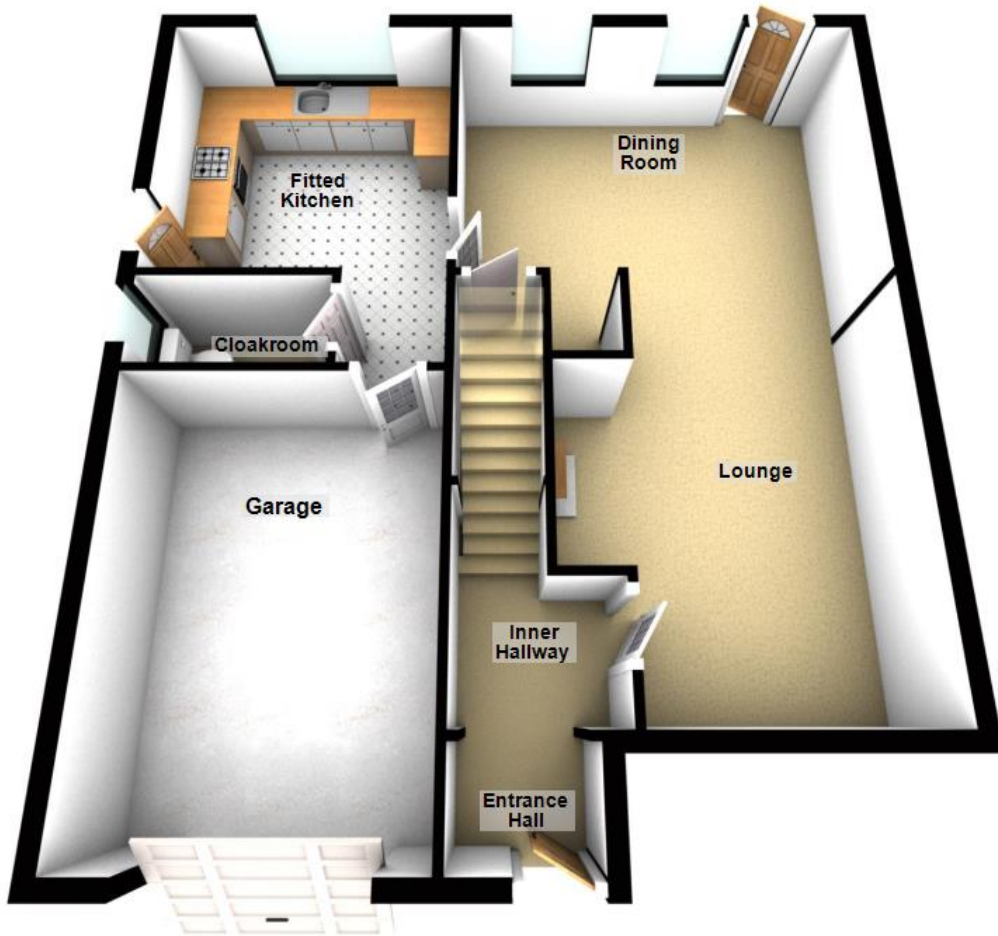
### Additional Information

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 D

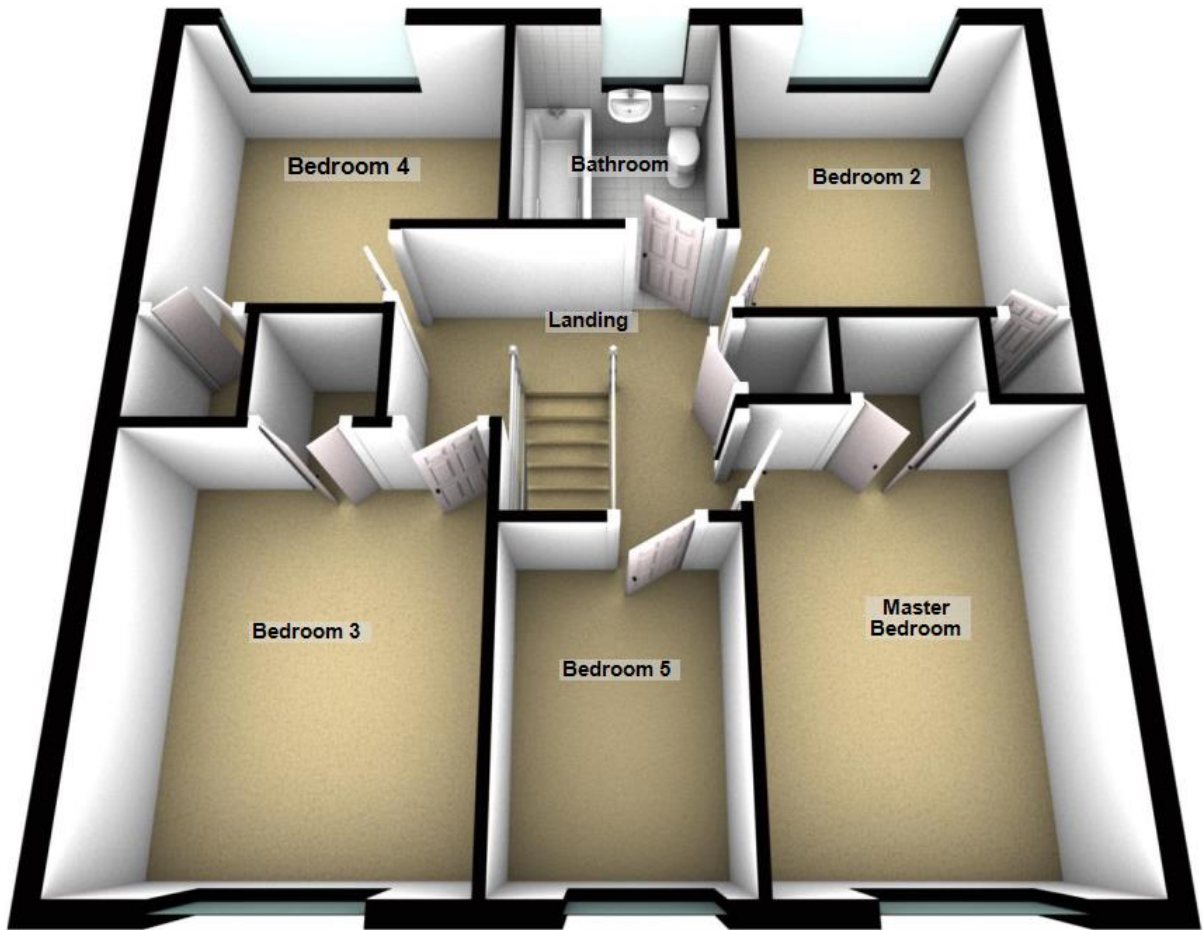
### Ground Floor

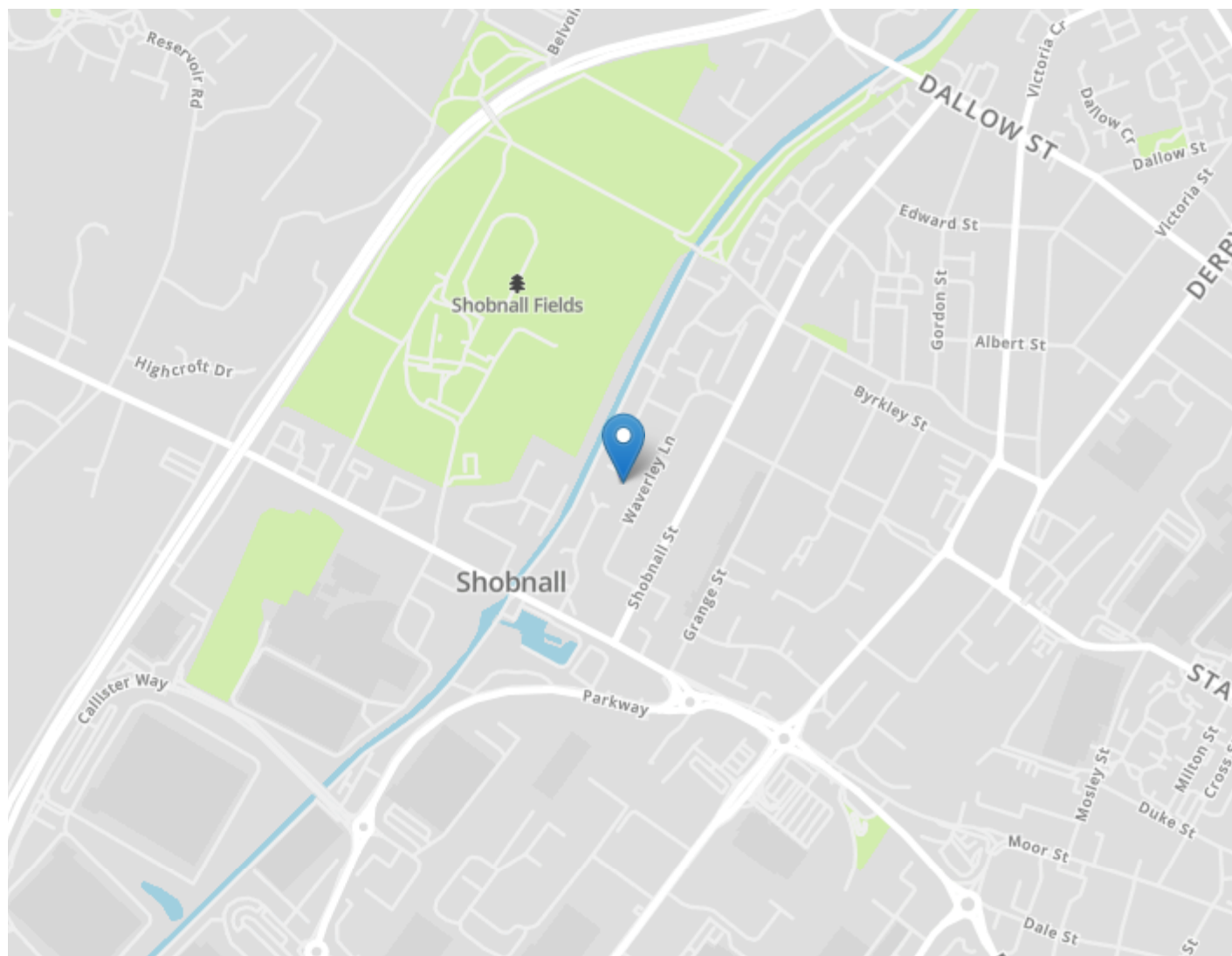


For use by Crew Partnership only  
Plan produced using PlanUp.



**First Floor**





#### 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.

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.