



# Crew Partnership

Burton · Estate · Agents



**GREENLEAVES, 1A MAIN STREET  
STAPENHILL  
DE15 9AP**

4 BED DETACHED FAMILY HOME (FORMERLY A COACH HOUSE) WITH A DOUBLE GARAGE AND IN THE HEART OF THE VILLAGE WITH NO UPWARD CHAIN! Entrance Hall, Lounge, 23ft Dining/Living Area open plan to a REFITTED KITCHEN, Fourth Bedrooms/Study and a downstairs Shower Room. Landing, MASTER BEDROOM + EN-SUITE BATHROOM, 2 further Bedrooms and a Family Bathroom. UPVC DG + GCH. Front, Side and Rear Gardens. Driveway and Double Garage. Situated off of a private driveway. VERY UNIQUE PROPERTY

**£434,950 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**

#### **Entrance Hall**

Radiator, wooden flooring, stairs, uPVC double glazed opaque door to front, doors to Lounge, Fitted Kitchen and a Shower Room.



### Lounge

18' 0" x 11' 7" Reducing to 7'3" (5.49m x 3.53m) UPVC opaque double glazed window to side aspect, uPVC double glazed window to side aspect, uPVC double glazed window to front aspect, coal effect gas fire set in oak surround, wooden flooring, coving to ceiling, sliding door to Dining Room/Living Area.



### Dining Room/Living Area

23' 6" x 10' 9" (7.16m x 3.28m) UPVC double glazed window to side aspect, three uPVC double glazed windows to rear aspect, radiator, double radiator, wooden flooring, uPVC double glazed french double doors to garden, open plan to Fitted Kitchen, door to Fourth Bedrooms/Study.



### Fitted Kitchen

12' 1" x 11' 5" (3.68m x 3.48m) Refitted with a matching range of base and eye level cupboards, wine rack, sink unit with mixer tap with tiled splashbacks, integrated fridge/freezer, dishwasher, fitted electric oven, built-in four ring ceramic hob with pull out extractor hood over, uPVC double glazed window to side aspect.



### Fourth Bedroom/Study

11' 9" x 9' 4" (3.58m x 2.84m) UPVC double glazed window to rear aspect, radiator, wooden flooring, loft hatch.



### Shower Room

Fitted with three piece suite comprising shower enclosure with fitted power shower, wash hand basin, low-level WC and extractor fan, uPVC opaque double glazed window to front aspect.



### First Floor

#### Landing

UPVC double glazed window to front aspect, loft hatch, doors to all Bedrooms and Shower Room.

#### Master Bedroom



.32m x 3.40m) UPVC double glazed window to rear aspect, recently re-fitted bedroom suite with a range of wardrobes with drawers, dressing table, radiator, wooden flooring with ceiling fan, door to En-Suite Bathroom.

### En-Suite Bathroom

Fitted with four piece suite comprising panelled bath, wash hand basin in vanity unit with cupboard under, double shower enclosure with fitted power shower and glass screen and low-level WC, heated towel rail, uPVC opaque double glazed window to side aspect with concealed gas combination boiler serving heating system and domestic hot water.



### Second Bedroom

14' 3" x 11' 6" (4.34m x 3.51m) UPVC double glazed window to side aspect, fitted bedroom suite with a range of wardrobes with drawers, dressing table, radiator, wooden flooring with ceiling fan.



### **Third Bedroom**

11' 7" x 9' 0" (3.53m x 2.74m) UPVC double glazed window to front aspect, radiator, wooden flooring.



### **Family Bathroom**

Fitted with three piece suite with corner bath with telephone style taps, pedestal wash hand basin and low-level WC, tiled surround, shaver point, uPVC opaque double glazed window to front aspect, radiator.

## Outside

### Front and Rear Gardens

Established front, side and rear gardens with a variety of shrubs and trees, mainly laid to lawn, driveway to the front leading to double garage (22' x 19'), outside cold water tap. Sun patio seating area, gated side access.



### Additional Information

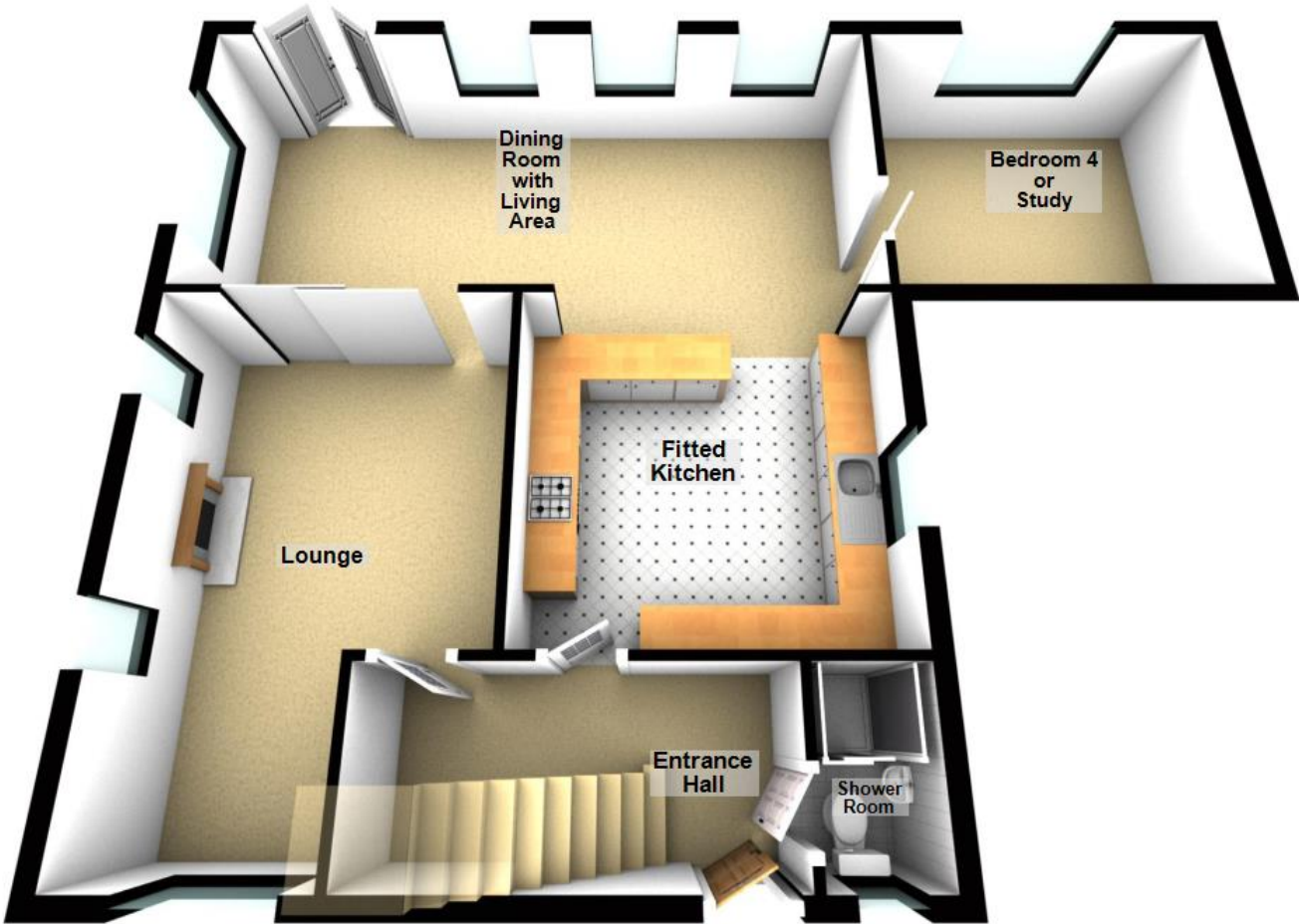
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

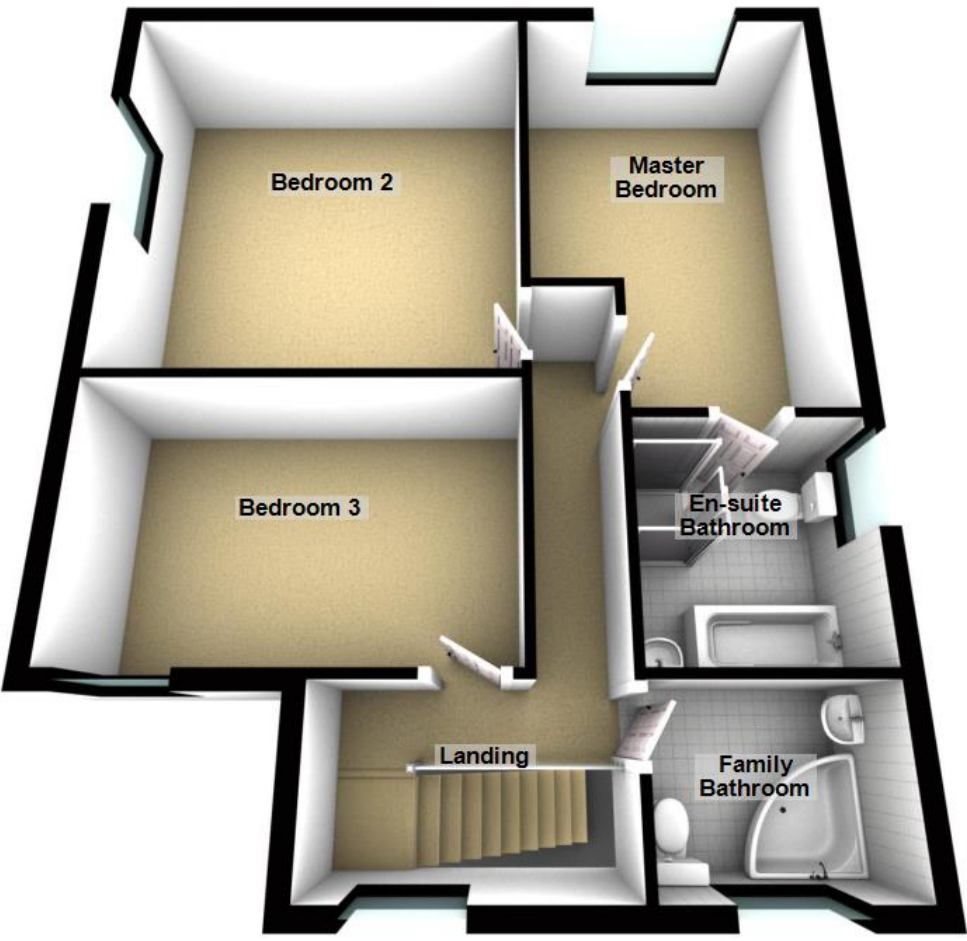


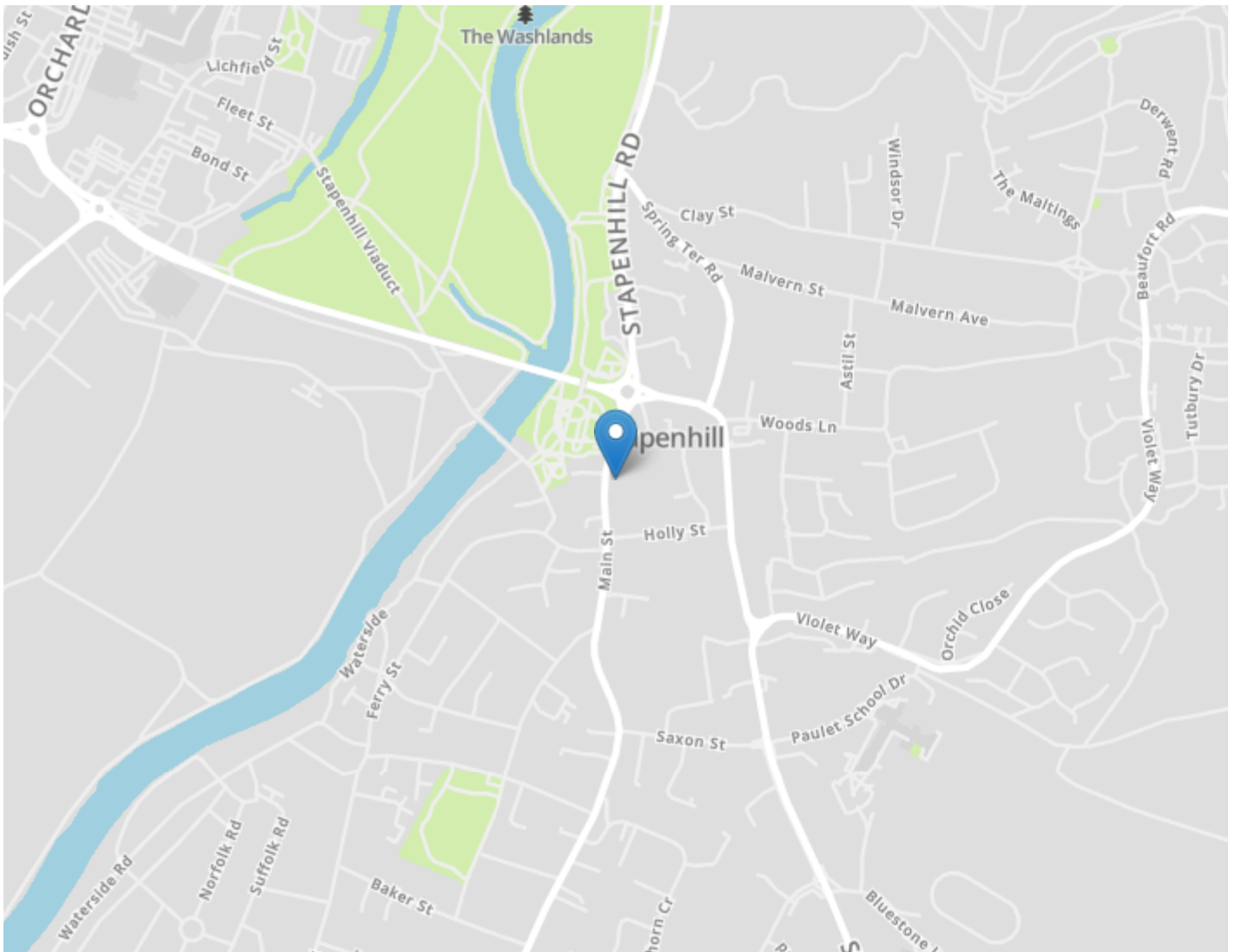
### Ground Floor



For use by Crew Partnership only  
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.