



Crew Partnership

Burton · Estate · Agents



**41 CHURCHWARD DRIVE
STRETTON
BURTON-ON-TRENT
DE13 0AU**

DETACHED FAMILY HOME WITH 3 DOUBLE BEDROOMS + CONSERVATORY!
Entrance Hall, Cloakroom, Dining Room, Lounge, Conservatory and Fitted Kitchen.
Landing, MASTER BEDROOM + EN-SUITE, 2 further double Bedrooms and a Family
Bathroom. UPVC DG + GCH. Driveway to Garage. POPULAR VILLAGE ESTATE

£294,950 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

Two radiators, laminate flooring, double glazed door to front, doors to Lounge, Dining Room, Cloakroom, Fitted Kitchen and Garage, stairs leading to first floor landing.



Dining Room

10' 0" x 8' 6" (3.05m x 2.59m) UPVC double glazed window to front aspect, double radiator, laminate flooring.



Cloakroom

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



Lounge

15' 5" x 11' 6" (4.70m x 3.51m) Ornamental fireplace, double radiator, laminate flooring, french double doors to Conservatory.



Conservatory

9' 11" x 8' 0" (3.02m x 2.44m) Half and double glazed construction, electric panel heater, laminate flooring, uPVC double glazed french double doors to side.



Fitted Kitchen

12' 11" x 8' 3" (3.94m x 2.51m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with mixer tap, plumbing for automatic washing machine and dishwasher, 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 concealed gas combination boiler serving heating system and domestic hot water, stairway to galleried first floor landing, double glazed door to side.



First Floor

Landing

UPVC double glazed window to side aspect, radiator, loft hatch, doors to all Bedrooms, Family Bathroom and a storage cupboard.



Master Bedroom

11' 4" x 9' 1" (3.45m x 2.77m) UPVC double glazed window to front aspect, radiator, door to En-Suite Shower Room.



En-Suite Shower Room

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



Second Bedroom

13' 1" x 10' 5" (3.99m x 3.17m) UPVC double glazed window to rear aspect, radiator.



Third Bedroom

13' 2" x 9' 7" (4.01m x 2.92m) UPVC double glazed window to rear aspect, radiator.



Family Bathroom

Fitted with three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, uPVC opaque double glazed window to front aspect, radiator.



Outside

Front and Rear Gardens

Driveway to the front leading to garage. Established front and rear gardens with a variety of shrubs, sun patio seating area, gated side access, outside cold water tap.

GARAGE. With power and light connected, up and over door.




Additional Information

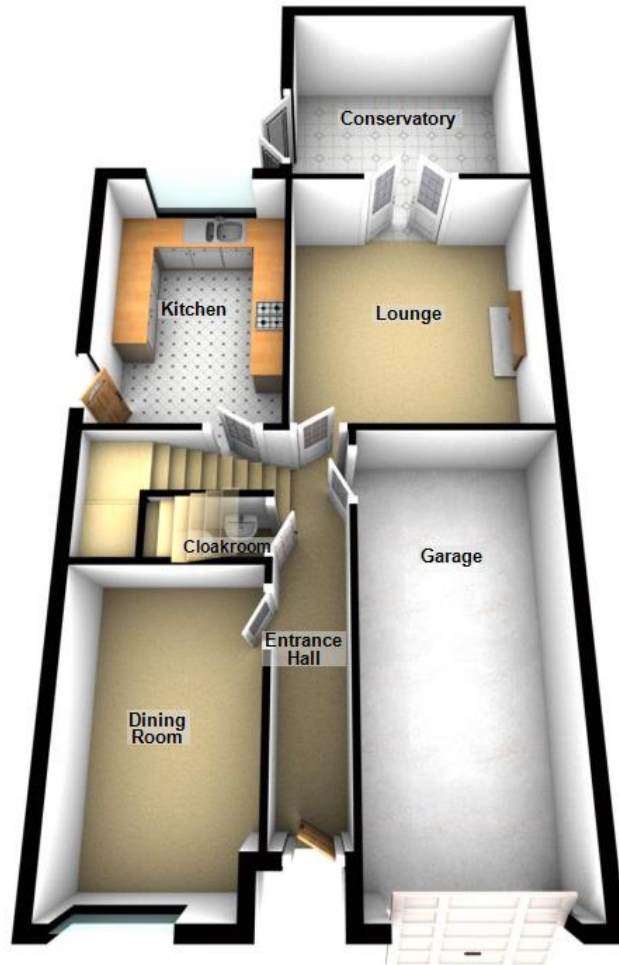
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

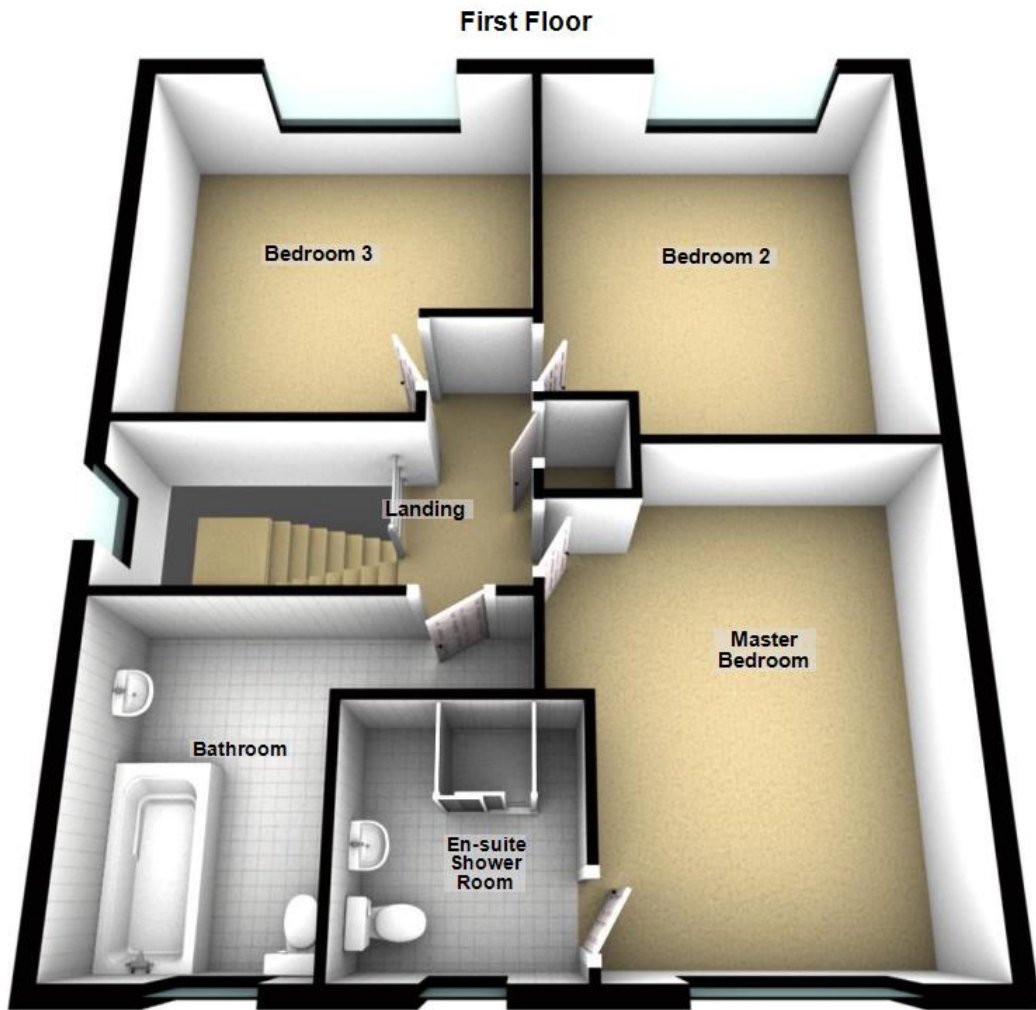
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

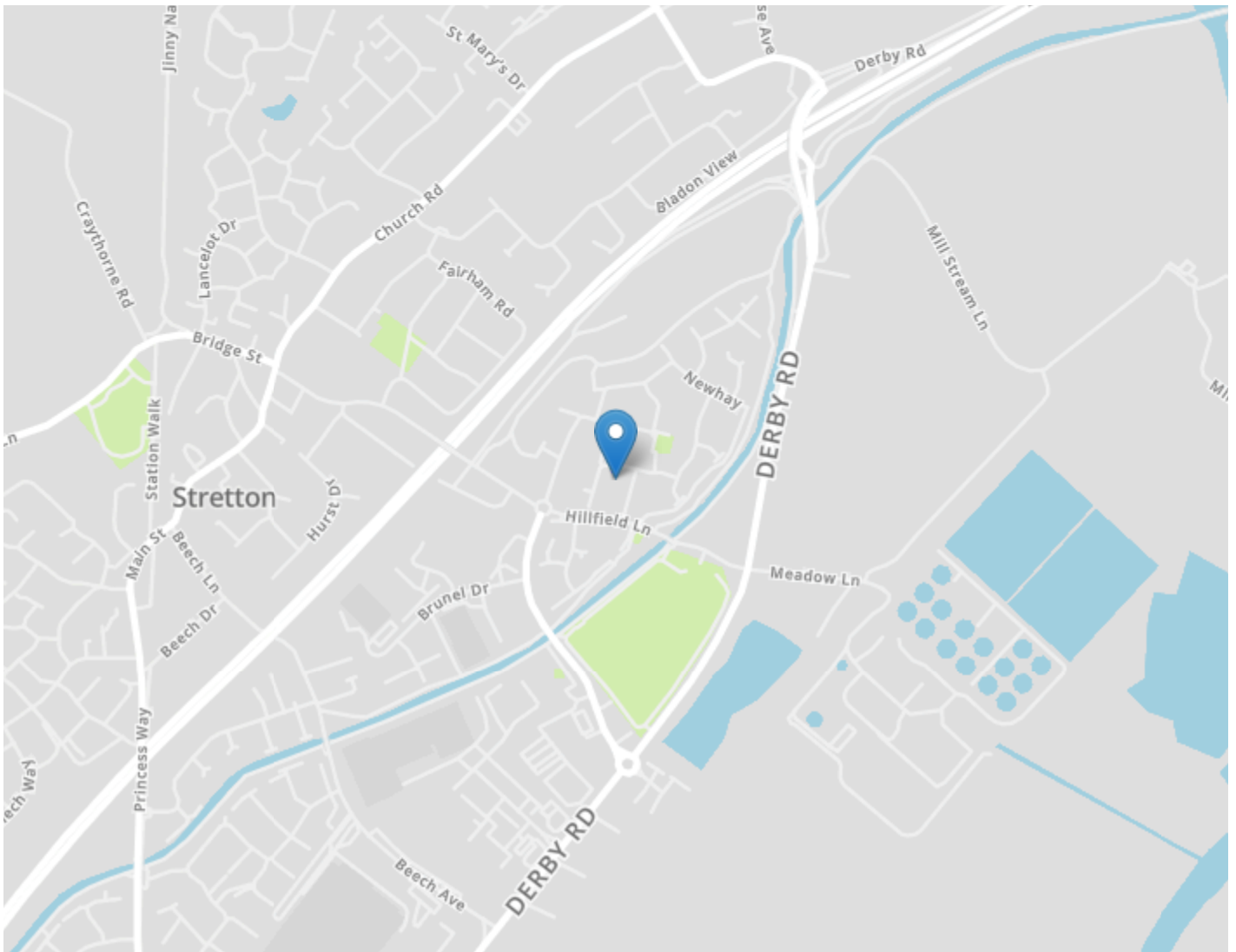
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Ground Floor



For use by Crew Partnership only
Plan produced using PlanUp.





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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.