



# Crew Partnership

Burton · Estate · Agents



**12 HARBURY STREET  
OUTWOODS  
BURTON-ON-TRENT  
DE13 0RX**

EXTENDED FAMILY HOME WITH 3 DOUBLE BEDROOMS + 19FT KITCHEN/DINING ROOM! Entrance Hall, CLOAKROOM, Lounge, Sitting Room and an L-Shaped Kitchen/Dining Room. Landing, 3 Bedrooms and a Bathroom. UPVC DG + GCH. Front and Rear Gardens. Front garden laid to block paving providing ample parking and leading to a Garage. POPULAR LOCATION

**£293,500 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**

### **Porch**

UPVC opaque double glazed window to rear aspect, open plan archway, door to Entrance Hall.

### **Entrance Hall**

UPVC opaque double glazed window to side aspect, uPVC opaque double glazed window to front aspect, radiator, dado rail, coving to ceiling, stairway to galleried first floor landing, doors to Lounge, Kitchen/Dining Room and Cloakroom.



### **Lounge**

15' 7" x 11' 6" (4.75m x 3.51m) UPVC double glazed bay window to front aspect, coal effect gas fire set in feature surround, dado rail, coving to ceiling with ceiling rose, bi-fold doors to Sitting Room.



### Sitting Room

9' 9" x 11' 6" (2.97m x 3.51m) Radiator, dado rail, coving to ceiling with ceiling rose, double doors to Kitchen/Dining Room



### Cloakroom

Opaque window to side aspect, fitted with two piece suite comprising, wash hand basin and low-level WC.



### Fitted Kitchen/Dining Room

L-shaped 19' 9" x 18' 0" (6.02m x 5.49m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated dishwasher, plumbing for automatic washing machine, space for fridge/freezer and range, extractor hood, uPVC double glazed window to rear aspect, two radiators, ceramic tiled flooring, uPVC double glazed double doors to garden, uPVC double glazed door to side.



## First Floor

### Landing

UPVC opaque double glazed window to side aspect, dado rail, coving to ceiling, doors to all Bedrooms and Bathroom.



### Master Bedroom

13' 3" x 11' 4" (4.04m x 3.45m) UPVC double glazed window to rear aspect, fitted bedroom suite with a range of wardrobes with overhead storage and drawers, dressing table, radiator, coving to ceiling with ceiling rose.



### Second Bedroom

11' 6" x 11' 4" (3.51m x 3.45m) UPVC double glazed window to front aspect, radiator, coving to ceiling with ceiling rose.



### Third Bedroom

16' 0" x 8' 3" (4.88m x 2.51m) UPVC double glazed window to rear aspect, radiator.



### Bathroom

Fitted with three piece suite comprising panelled bath with electric shower over and folding glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, uPVC opaque double glazed window to front aspect, radiator with wall mounted gas combination boiler serving heating system and domestic hot water, laminate flooring, coving to ceiling, loft hatch.



## Outside

### Front and Rear Gardens

Established front and rear gardens with a variety of shrubs and trees, double width block paved driveway to the front leading to garage and car parking space for up to six cars, rear garden mainly laid to lawn, outside cold water tap.

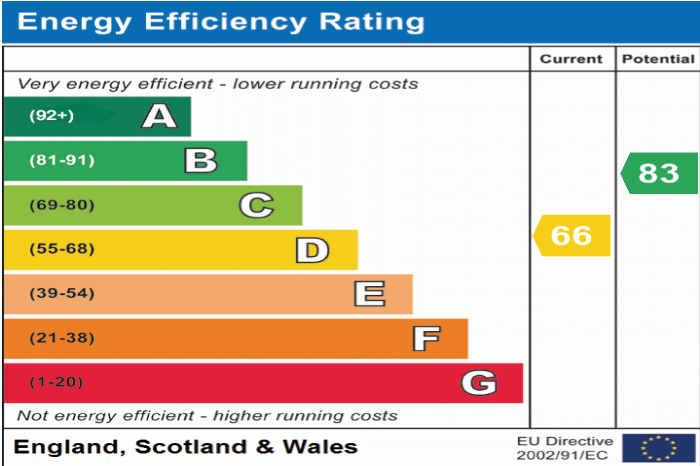


### Additional Information

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

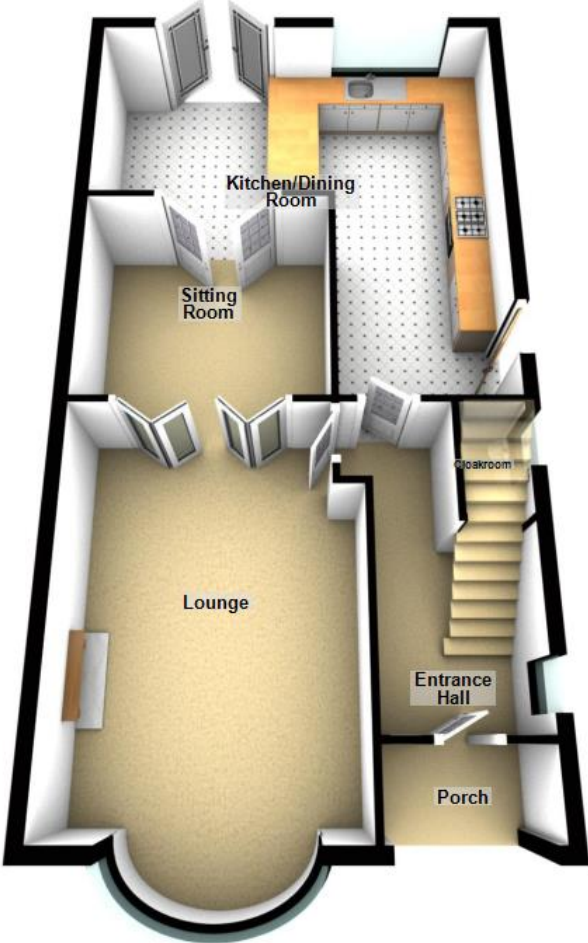
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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



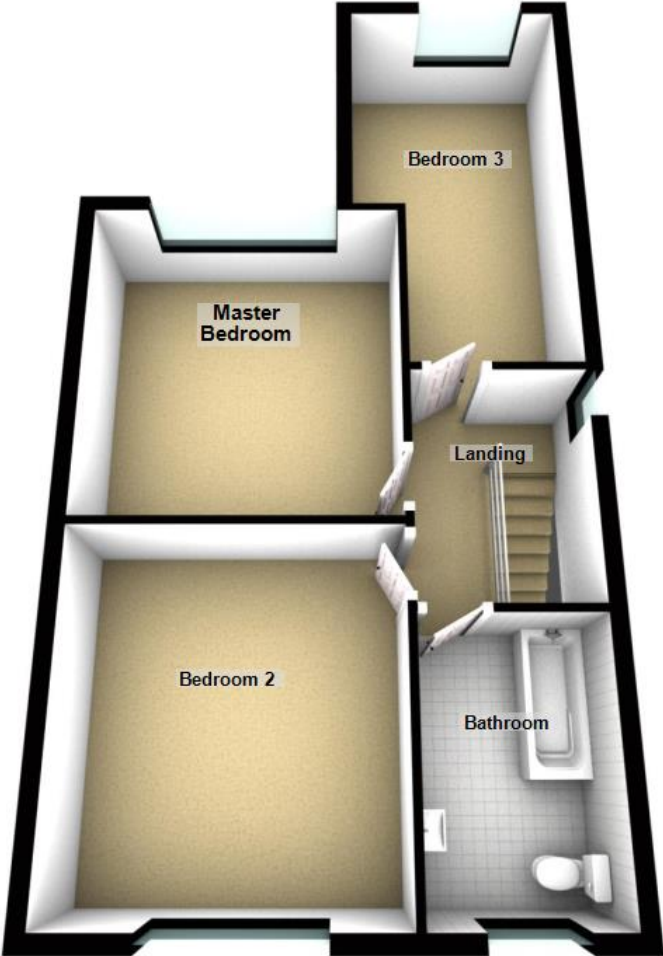


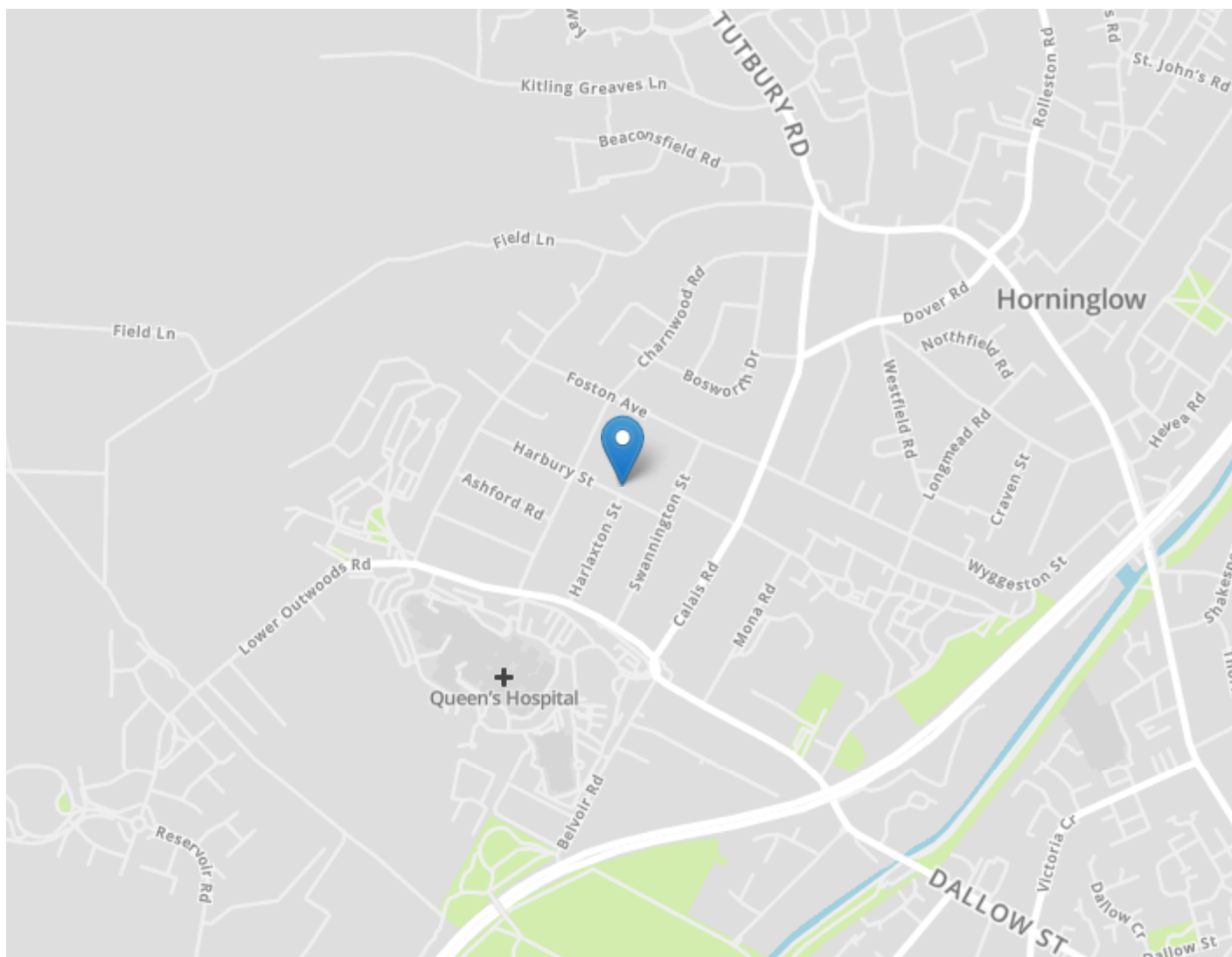
**Ground Floor**



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.