



Crew Partnership

Burton • Estate • Agents



**28 SHOBNALL STREET
BURTON-ON-TRENT
DE14 2HE**

3 DOUBLE BEDROOMS ON A POPULAR ROAD! Entrance Hall, Inner Hallway, Lounge, Dining Room, REFITTED KITCHEN, Rear Lobby and a Refitted Bathroom. Landing, 3 Bedrooms. UPVC DG + GCH. Front and Rear Gardens. NO UPWARD CHAIN!

£165,000 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

Radiator, door to front, doors to Inner Hallway and Fitted Kitchen.

Inner Hallway

Doors to Lounge, Dining Room and an under-stairs storage cupboard.

Lounge

12' 0" x 11' 9" (3.66m x 3.58m) UPVC double glazed bay window to front aspect, fireplace, double radiator, coving to ceiling with ceiling rose.



Dining Room

12' 0" x 11' 9" (3.66m x 3.58m) UPVC double glazed window to rear aspect, double radiator, coving to ceiling with ceiling rose, stairs leading to first floor landing.

Fitted Kitchen

10' 8" x 8' 8" (3.25m x 2.64m) Refitted with a matching range of base and eye level cupboards, stainless steel sink unit with tiled surround, plumbing for automatic washing machine, space for fridge/freezer, fitted electric oven, built-in four ring ceramic hob, uPVC double glazed window to side aspect with wall mounted gas combination boiler, door to Rear Lobby.



Rear Lobby

Door to garden, door to Bathroom.

Bathroom

Recently refitted 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.



First Floor

Landing

Loft hatch, doors to all Bedrooms.

Master Bedroom

15' 5" x 12' 0" (4.70m x 3.66m) UPVC double glazed window to front aspect, double radiator.



Second Bedroom

12' 0" x 11' 9" (3.66m x 3.58m) UPVC double glazed window to rear aspect, radiator.



Third Bedroom

14' 5" x 8' 7" (4.39m x 2.62m) UPVC double glazed window to rear aspect, radiator.



Outside

Front and Rear Gardens

Rear garden mainly laid to lawn.

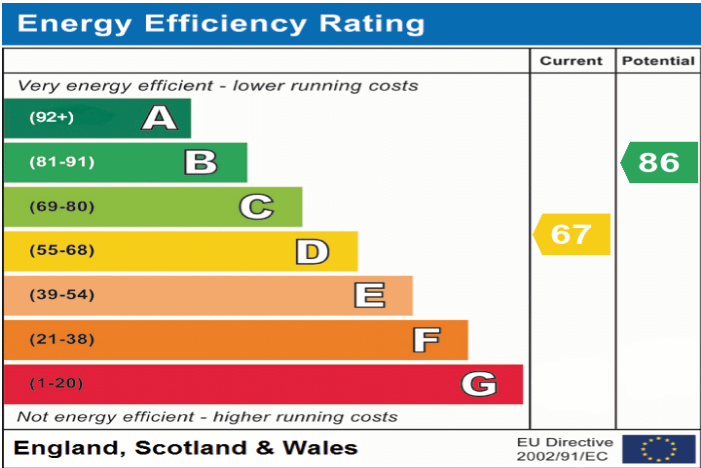


Additional Information

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 A

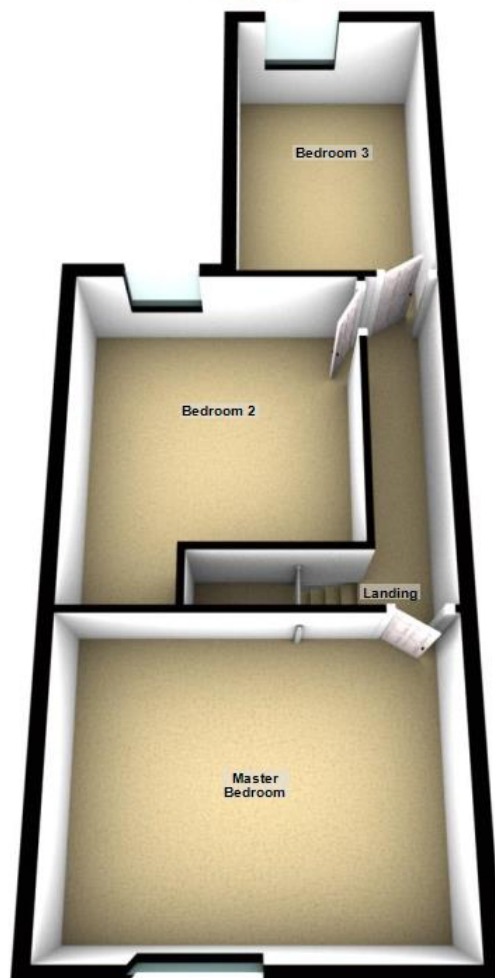


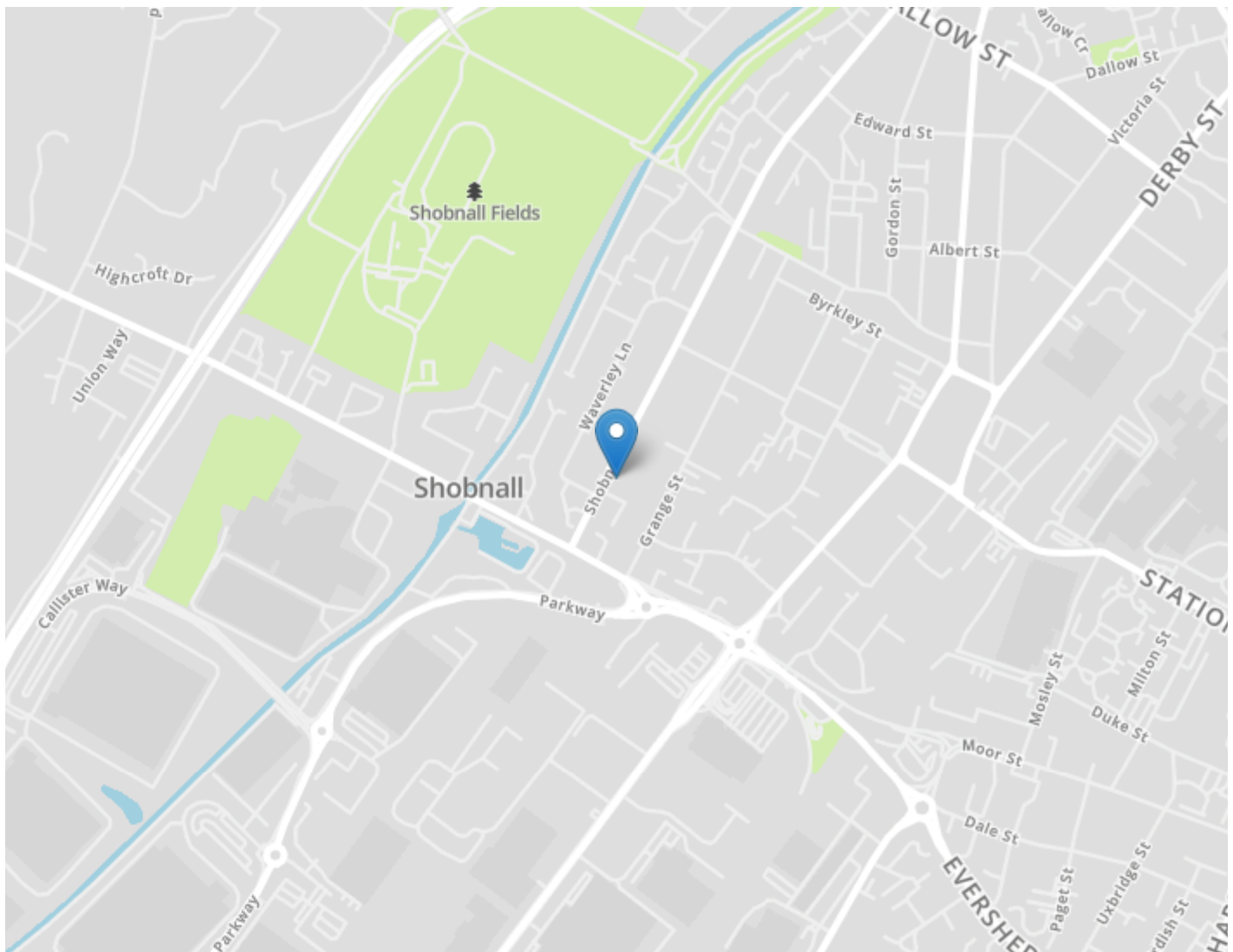
Ground Floor



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.