



# Crew Partnership

Burton · Estate · Agents



**11 MONK ROAD  
TATENHILL  
BURTON-ON-TRENT  
DE13 9GD**

NEARLY NEW 3 BED FAMILY HOME IN A POPULAR VILLAGE LOCATION!  
Entrance Hall, Lounge, 15FT KITCHEN/DINING ROOM and a Cloakroom. Landing,  
MASTER BEDROOM + EN-SUITE SHOWER ROOM, 2 further Bedrooms and a  
Family Bathroom. UPVC DG + GCH. Front and Rear Gardens. Driveway to the  
side. VIEWING A MUST

**£250,000 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**

Double radiator, ceramic tiled flooring, stairway galleried first floor landing, uPVC double glazed opaque door to front, doors to Lounge, Kitchen/Dining Room, Cloakroom and a storage cupboard.



### Lounge

15' 0" x 10' 4" (4.57m x 3.15m) UPVC double glazed window to front aspect, radiator, uPVC double glazed french double doors to garden.



### Kitchen/Dining Room

15' 5" x 9' 8" (4.70m x 2.95m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, integrated fridge/freezer, dishwasher and automatic washing machine, fitted eye level electric fan assisted double oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to side aspect, uPVC double glazed window to front aspect, double radiator with concealed gas combination boiler serving heating system and domestic hot water.



### **Cloakroom**

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



### **First Floor**

#### **Landing**

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



### Master Bedroom

10' 5" x 9' 1" (3.17m x 2.77m) UPVC double glazed window to side aspect, radiator, door to En-Suite Shower Room.



### En-Suite Shower Room

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



### Second Bedroom

9' 9" x 8' 5" (2.97m x 2.57m) UPVC double glazed window to side aspect, radiator.



### Third Bedroom

10' 0" x 6' 2" (3.05m x 1.88m) UPVC double glazed window to front aspect, radiator.



### Family Bathroom

Fitted with three piece suite comprising panelled bath with power shower over and folding glass screen, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, extractor fan, uPVC opaque double glazed window to front, ceramic tiled flooring.



**Outside**

**Front and Rear Gardens**

Established front and rear gardens, mainly laid to lawn, driveway to the rear car parking space for two cars, outside cold water tap, gated side access.



**Additional Information**

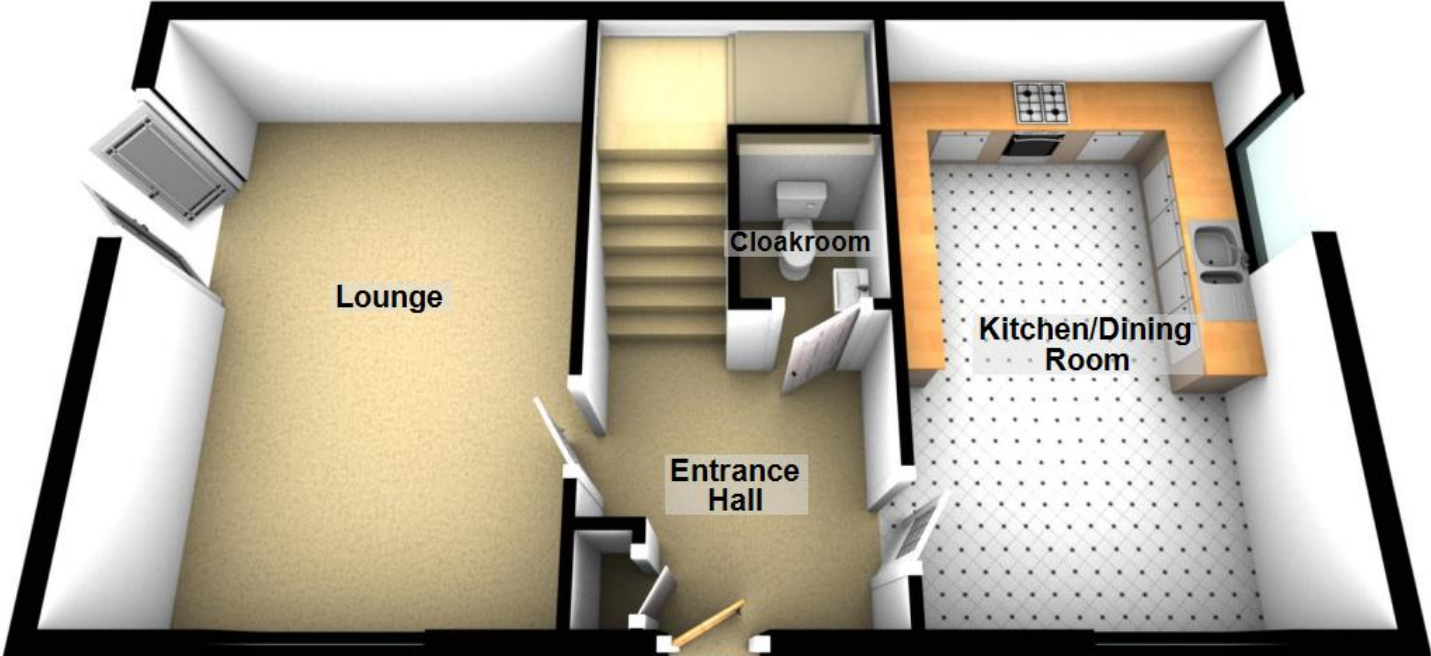
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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 TBC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>96</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

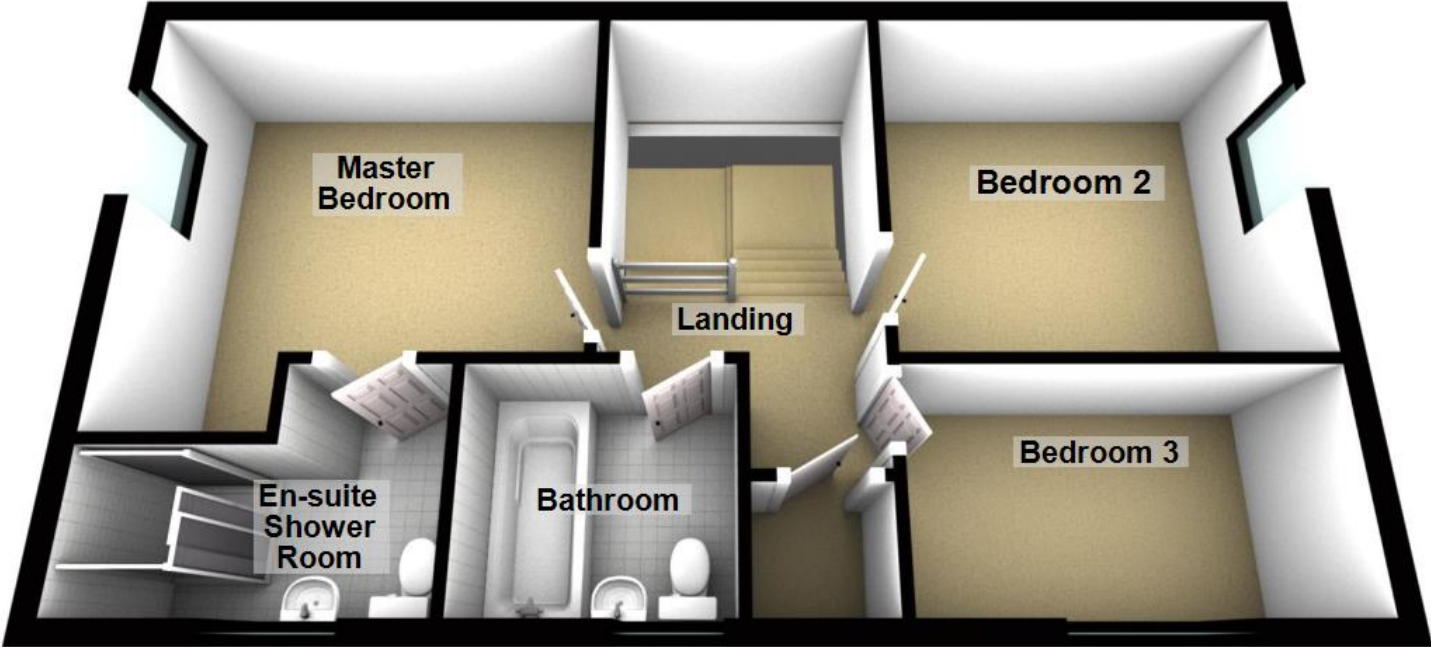
### Ground Floor

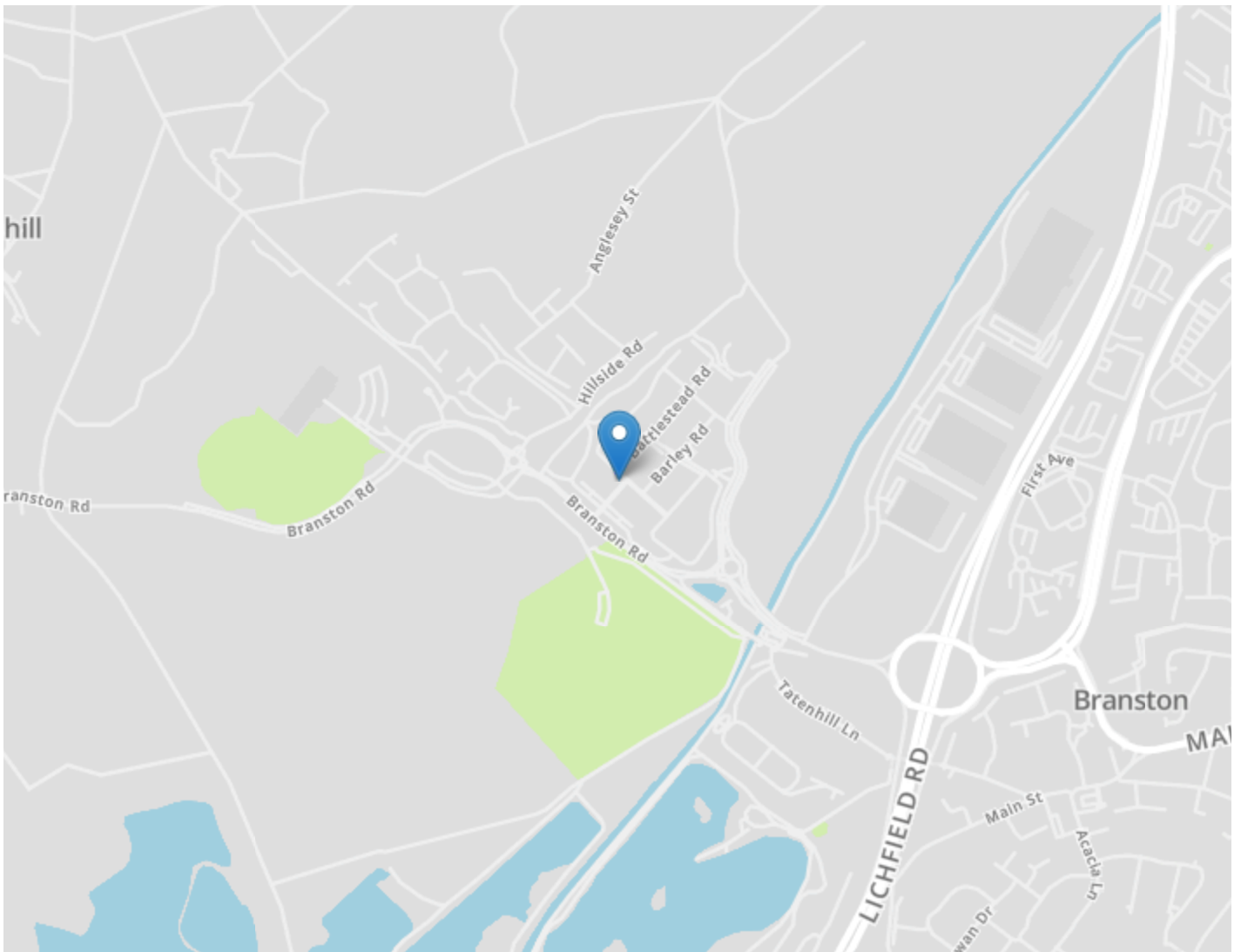


For use by Crew Partnership only  
Plan produced using PlanUp.



### 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.