



Crew Partnership

Burton · Estate · Agents



**7 OADBY RISE
OUTWOODS
BURTON-ON-TRENT
DE13 0QE**

SEMI DETACHED BUNGALOW WITH 2 BEDROOMS, A REFITTED BATHROOM + TUCKED AWAY IN A QUIET CUL-DE-SAC LOCATION! Porch, Entrance Hall, Lounge/Dining Room with Parquet Flooring, open plan to Kitchen, CONSERVATORY, 2 Bedrooms and Refitted Bathroom. UPVC DG + GCH. Front, Side and Rear Gardens. Driveway providing parking for 5 cars leading to a Garage. NO UPWARD CHAIN

£222,500 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

Door to Entrance Hall.

Entrance Hall

Radiator with concealed gas combination serving heating system and domestic hot water, parquet wood block flooring, loft hatch, doors to Lounge/Dining Room, both Bedrooms, Bathroom and a storage cupboard.



Lounge/Dining Room

17' 9" x 11' 0" (5.41m x 3.35m) UPVC double glazed window to front aspect, radiator, parquet wood block flooring, coving to ceiling, open plan to Kitchen.



Kitchen

12' 8" x 9' 1" (3.86m x 2.77m) Fitted with a matching range of base and eye level units, stainless steel sink unit with tiled splashbacks, space for fridge/freezer and cooker, coving to ceiling, door to Conservatory.



Conservatory

18' 9" x 6' 9" (5.71m x 2.06m) Half brick construction with uPVC double glazed windows and polycarbonate roof, uPVC double glazed window to rear aspect, uPVC double glazed door to garden, doors to Store Room and Garage.



Master Bedroom

11' 4" x 10' 5" (3.45m x 3.17m) Window to rear aspect, radiator, coving to ceiling, radiator.



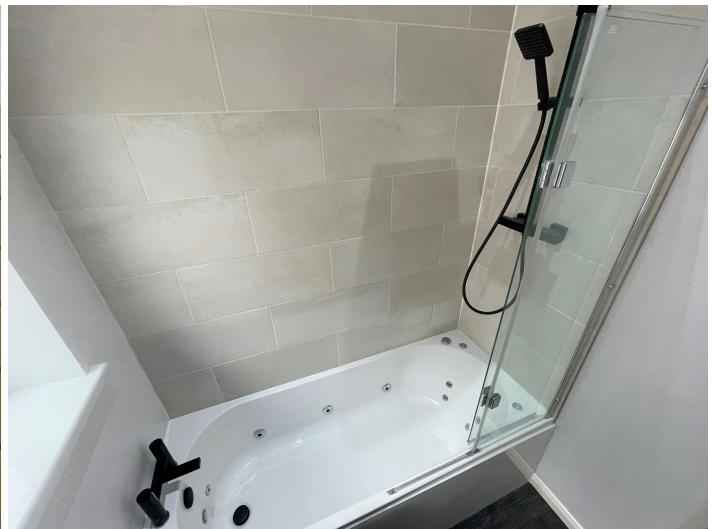
Second Bedroom

8' 6" x 8' 7" (2.59m x 2.62m) UPVC double glazed window to front aspect, radiator.



Bathroom

Recently refitted with three piece suite comprising jacuzzi bath with fitted power shower, wash hand basin in vanity unit with cupboard under and low-level WC, tiled surround, heated towel rail, extractor fan, uPVC opaque double glazed window to side aspect.



Outside

Front, Side and rear Gardens

Established front, side and rear gardens with a variety of shrubs and trees, sweeping driveway to the front leading to Garage and car parking space five cars, outside cold water tap, lawn. Sun patio, front gated access.

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

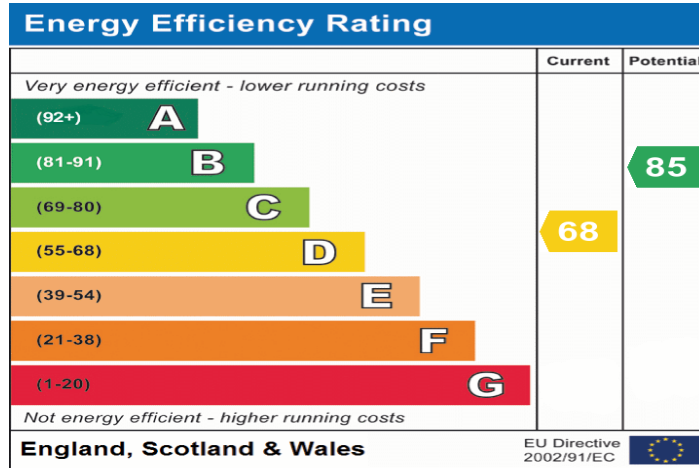


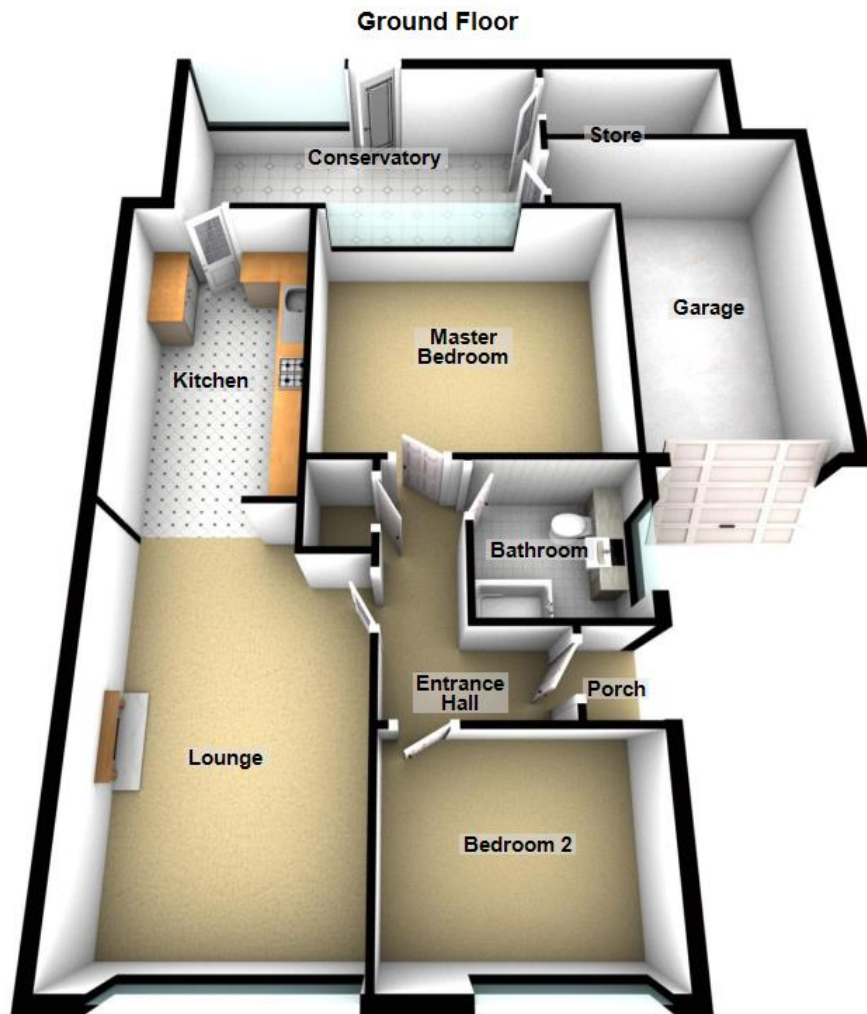
Additional Information

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

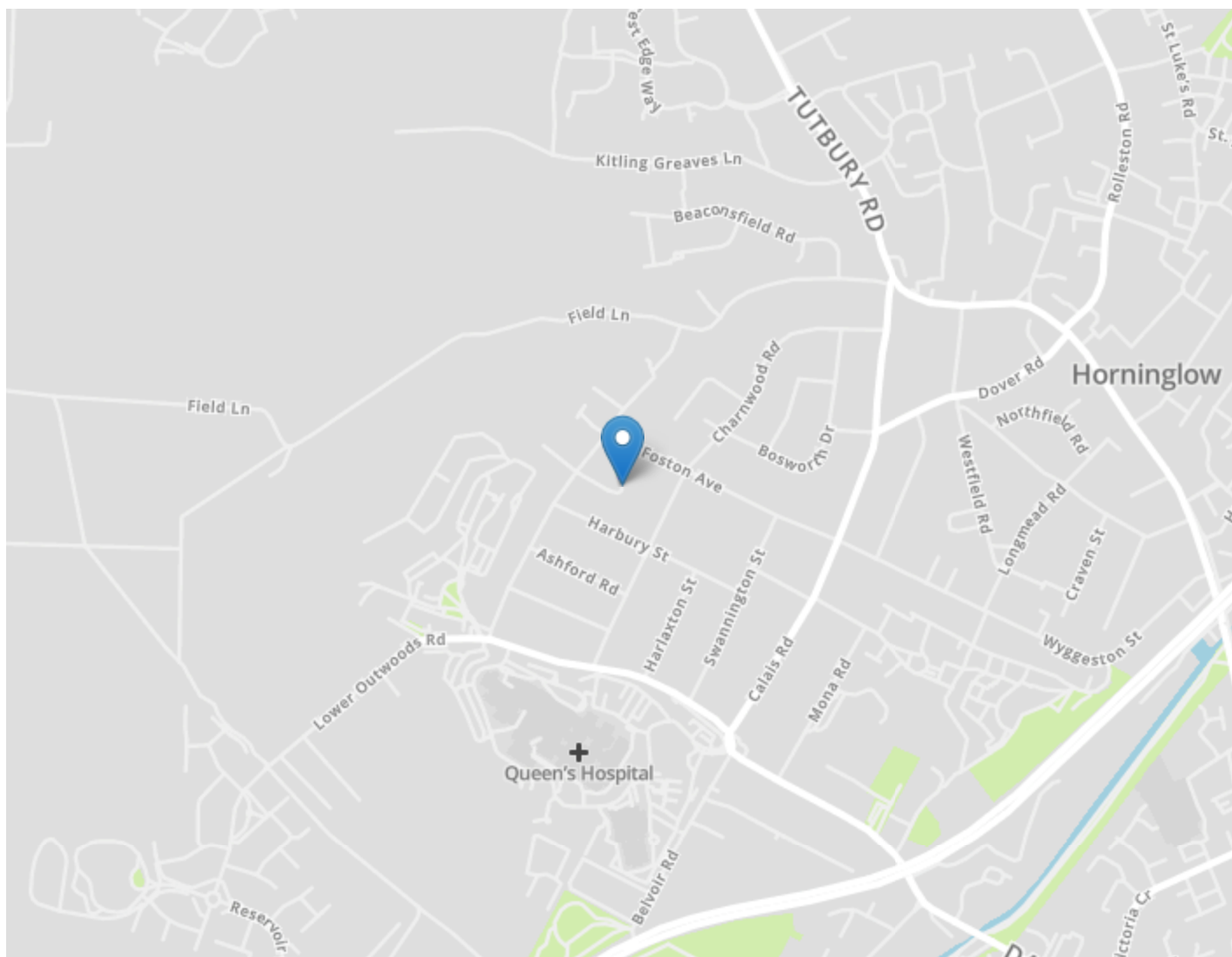
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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





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.