



Crew Partnership

Burton · Estate · Agents



**47 ACACIA LANE
BRANSTON
BURTON-ON-TRENT
DE14 3FW**

SEMI DETACHED HOME WITH 2 DOUBLE BEDROOMS! Entrance Hall, CLOAKROOM, Fitted Kitchen and Lounge/Dining Room. Landing, 2 Bedrooms and Bathroom. UPVC DG + GCH. Driveway to the front for 2 cars along with Rear Garden. Still within NHBC warranty. POPULAR VILLAGE LOCATION!

£200,000 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, stairway to first floor landing, double glazed opaque door to front, doors to Cloakroom, Fitted Kitchen and Lounge/Dining Room.



Cloakroom

UPVC double glazed window to front aspect, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashback, radiator.



Fitted Kitchen

9' 7" x 6' 5" (2.92m x 1.96m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas with extractor hood over, uPVC double glazed window to front aspect with concealed gas combination boiler serving heating system and domestic hot water.



Lounge/Dining Room

13' 7" x 13' 4" (4.14m x 4.06m) UPVC double glazed windows to rear aspect, uPVC double glazed french double doors to garden, radiator, door to storage cupboard.



First Floor

Landing

Radiator, loft hatch, doors to both Bedrooms and Bathroom.



Master Bedroom

13' 7" x 8' 5" (4.14m x 2.57m) Two uPVC double glazed windows to rear aspect, double wardrobe(s), radiator, fitted double wardrobe.



Second Bedroom

13' 7" x 8' 1" (4.14m x 2.46m) Two uPVC double glazed windows to front aspect, radiator, door to storage cupboard



Bathroom

Fitted with three piece suite comprising panelled bath with folding glass screen, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, extractor fan.

Outside

Front and Rear Gardens

Established rear gardens with a variety of plants and shrubs, mainly laid to lawn, outside cold water tap. Sun patio seating area, side gated access. Double width driveway to the front, car parking space for two cars,

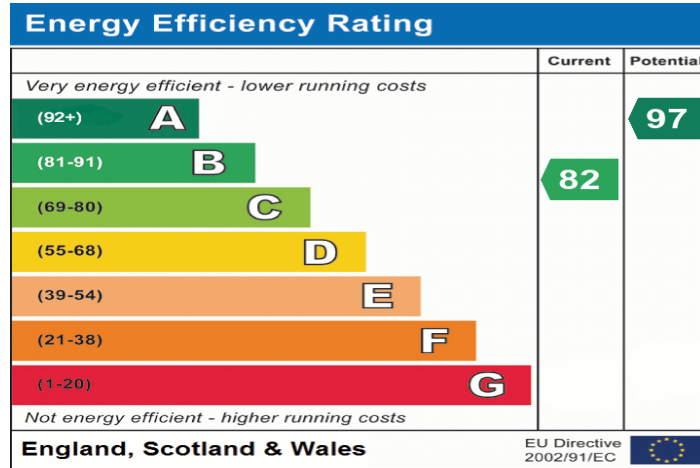
Additional Information

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

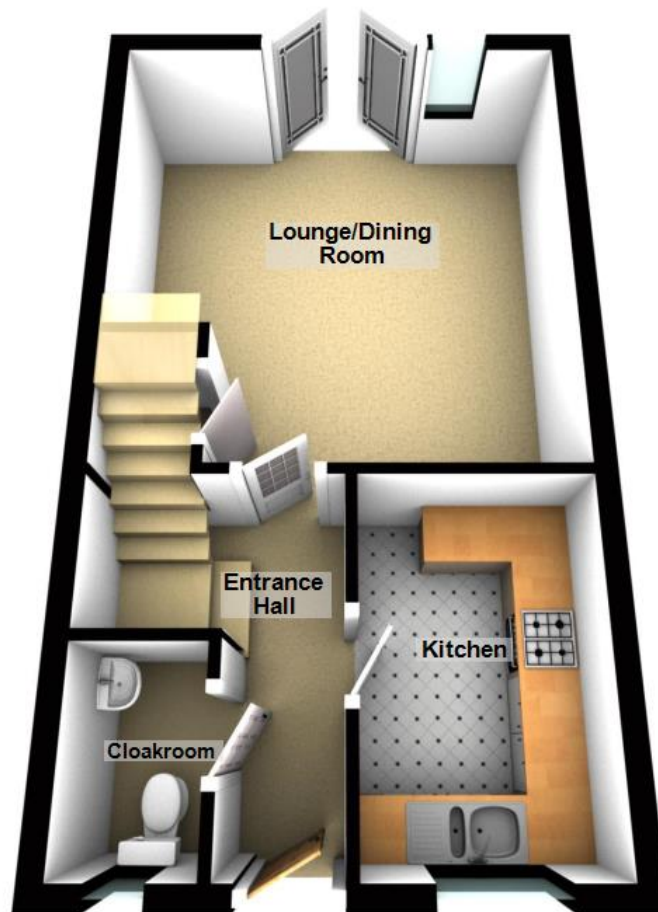
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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



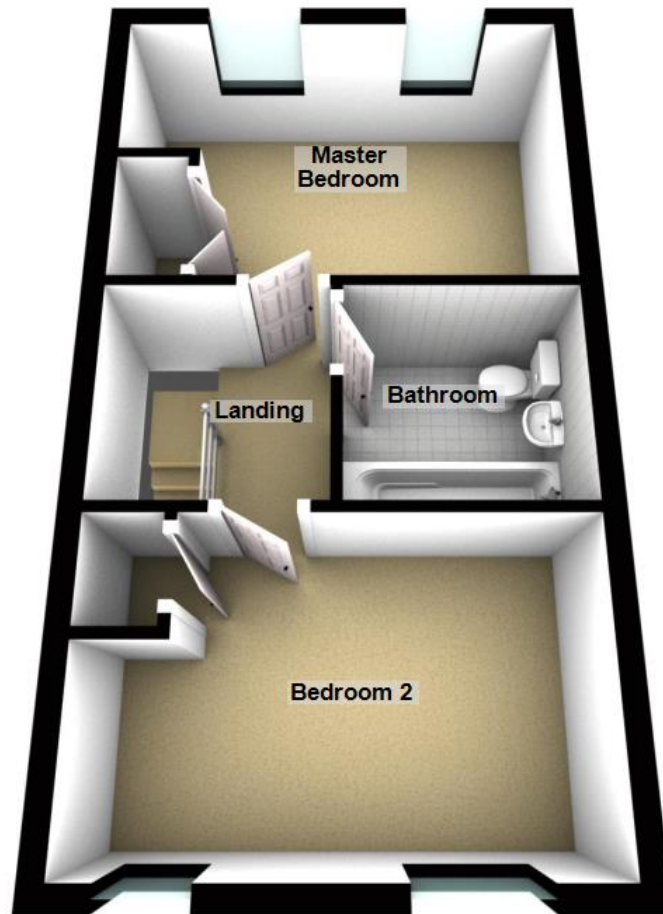


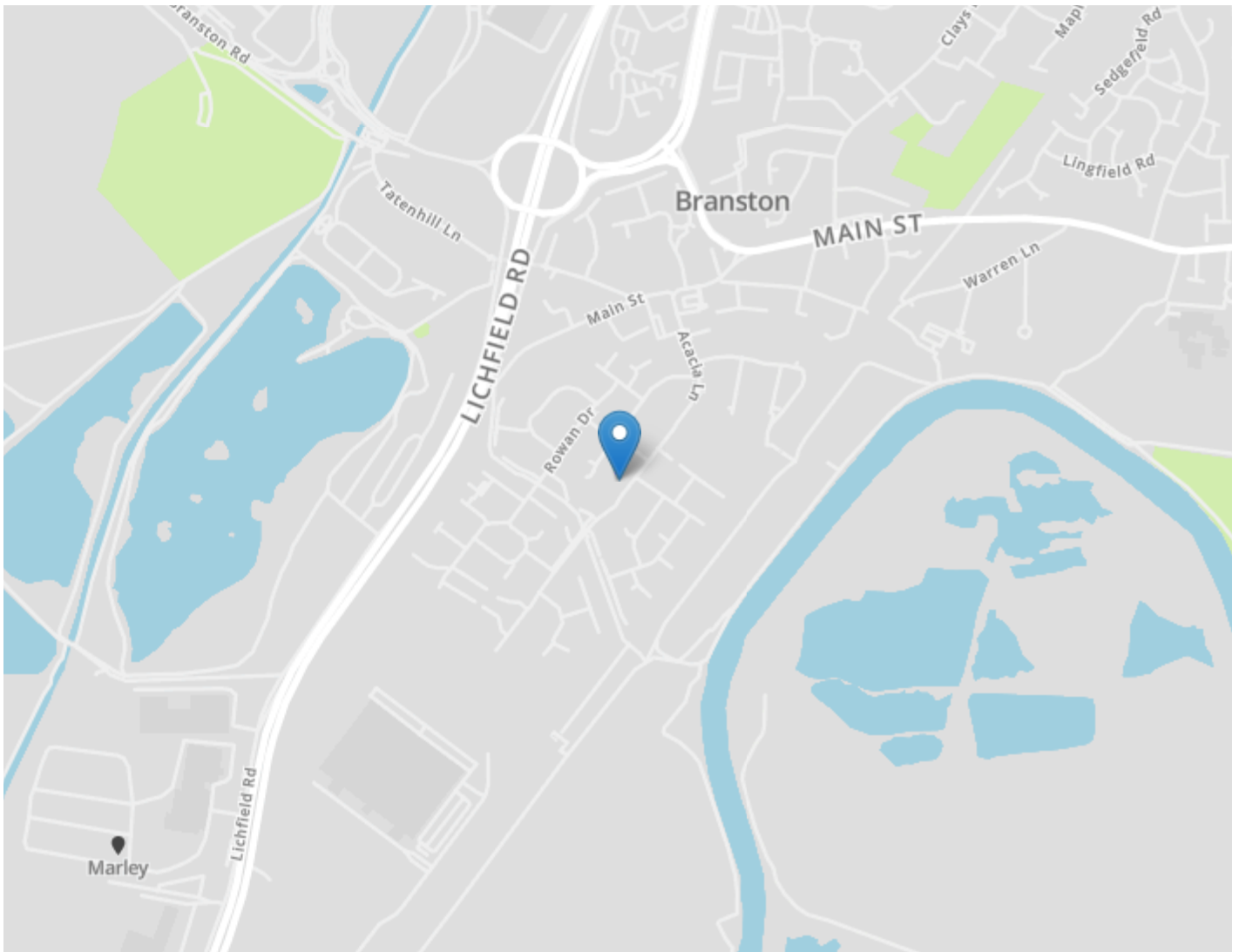
Ground Floor



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.