



# Crew Partnership

Burton · Estate · Agents



**48 HOLLY STREET  
STAPENHILL  
BURTON-ON-TRENT  
DE15 9ET**

22FT KITCHEN + 2 DOUBLE BEDROOMS + ATTIC ROOM! Lounge, Inner Hallway, Lounge, 22ft Kitchen. Landing, 2 Bedrooms, Bathroom. Attic Room. Electric storage heaters. Front and Rear Gardens. VERY POPULAR ROAD

**£175,000 FREEHOLD**

7-8 New Street, Burton-on-Trent, Staffordshire, DE14 3QN

Telephone : 01283 548548

<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

### Dining Room

12' 0" x 11' 3" (3.66m x 3.43m) Bay window to front aspect with coloured glass, ornamental fireplace with brick built surround, electric storage heater, dado rail, coving to ceiling, opaque door with coloured glass to front, door to Inner Hallway, stairs leading to first floor landing.



### Inner Hallway

Open plan to Lounge, open plan to under-stairs storage cupboard.

### Lounge

14' 0" x 11' 0" (4.27m x 3.35m) Sash window to rear aspect, ornamental fireplace set in feature surround, double door to Kitchen.





### Kitchen

22' 0" x 9' 0" (6.71m x 2.74m) Refitted with a matching range of base and eye level cupboards, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, fitted eye level electric oven, built-in four ring ceramic hob with extractor hood over, sash window to side aspect, window to rear aspect with wall mounted gas combination, ceramic tiled flooring, ceiling with exposed beams, opaque stable door to garden.



### First Floor

#### Landing

Loft hatch, stairway to second floor landing, doors to both Bedrooms and Bathroom.



### Master Bedroom

11' 0" x 10' 9" (3.35m x 3.28m) UPVC double glazed window to front aspect, fitted with a range of wardrobes with overhead storage.



### Second Bedroom

12' 0" x 8' 1" (3.66m x 2.46m) UPVC double glazed window to rear aspect, electric storage heater.



### Bathroom



Fitted with three piece suite comprising corner bath with electric shower over, pedestal wash hand basin and low-level WC, tiled surround, opaque sash window to rear aspect, electric convection heater.



**Second Floor**

**Attic Room**



86m x 2.62m) Double glazed velux window to front aspect, door to Attic Room.

**Attic Room**

Double glazed velux window to rear aspect.

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## Outside

### Front and Rear Gardens



Established front and rear gardens with a variety of shrubs and trees with foot path. Outside WC, brick-built garden store, outside cold water tap, sun patio seating area, gated side access.

### Additional Information

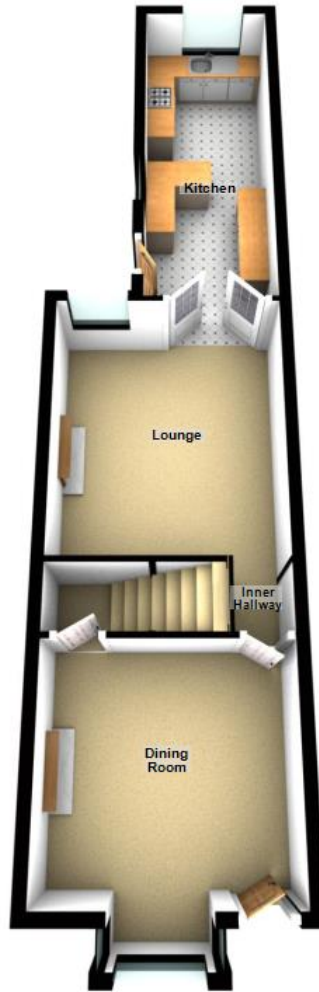
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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 A

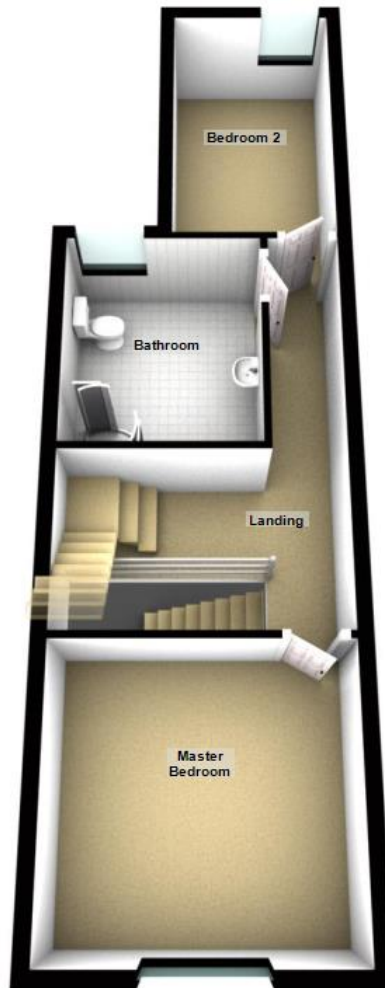


Ground Floor



For use by Crew Partners only  
Plan produced using PlanUp

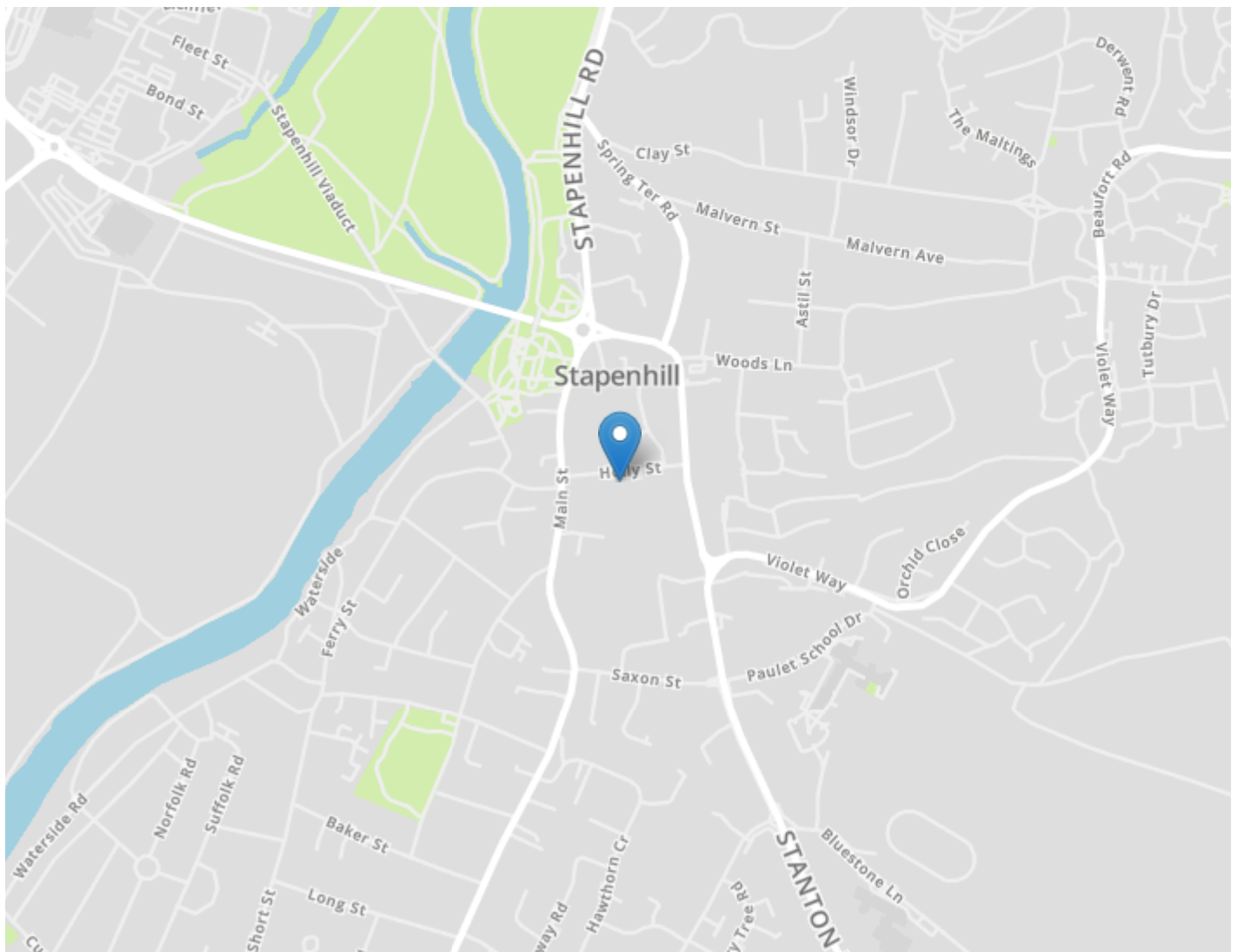
First Floor





Second 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.