



# Crew Partnership

Burton · Estate · Agents



**21 WARREN LANE  
BRANSTON  
BURTON-ON-TRENT  
DE14 3EN**

EXTENDED SEMI DETACHED HOME WITH 3 DOUBLE BEDROOMS + NO UPWARD CHAIN! Entrance Hall, Lounge open plan to Dining Room and a 27FT KITCHEN/DINING ROOM. Landing, 3 Double Bedrooms and a Bathroom. UPVC DG + GCH. Front and Rear Gardens. Gravelled driveway provides off street parking. IN THE HEART OF THE VILLAGE

**£215,000 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, split level stairway to galleried first floor landing, uPVC double glazed opaque door to front, door to Lounge.



### **Lounge**

18' 4" x 10' 3" (5.59m x 3.12m) Wall mounted gas fire, two radiators, open plan to Dining Room, door to Kitchen/Dining Room.



### Dining Room

10' 3" x 8' 0" (3.12m x 2.44m) UPVC double glazed window to side aspect, window to side, uPVC double glazed french double doors to garden.



### Kitchen/Dining Room

27' 4" x 8' 0" (8.33m x 2.44m) Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap with tiled splashbacks, integrated fridge and freezer, automatic washing machine, electric cooker, pull out extractor hood, uPVC double glazed window to rear aspect, uPVC double glazed window to front aspect, radiator, laminate ceramic tiled flooring, ceiling with feature beams, uPVC double glazed door to garden.



## First Floor

### Landing

UPVC double glazed window to front aspect, two radiators, loft hatch, door to Storage cupboard with concealed gas combination boiler serving heating system and domestic hot water, doors to all Bedrooms and Bathroom.



### Master Bedroom

15' 0" x 9' 0" (4.57m x 2.74m) UPVC double glazed window to rear aspect, radiator.



### Second Bedroom

8' 8" x 8' 3" (2.64m x 2.51m) UPVC double glazed window to front aspect, double wardrobe(s), radiator.



### Third Bedroom

9' 8" x 9' 0" (2.95m x 2.74m) UPVC double glazed window to rear aspect, radiator, fitted double wardrobe.



### Bathroom

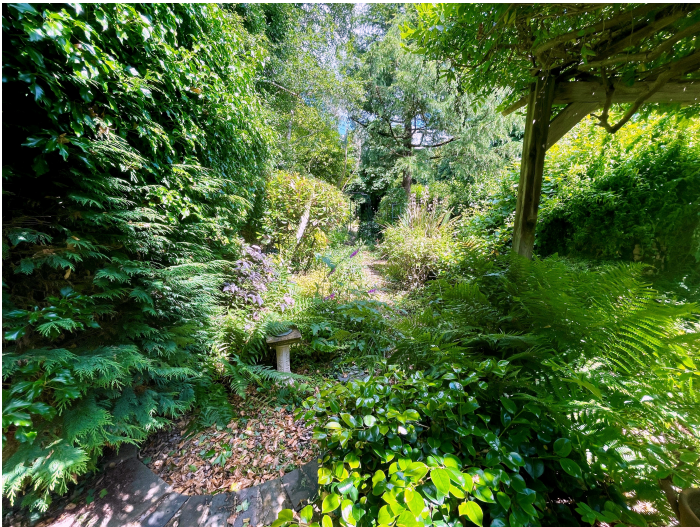
Fitted with three piece suite comprising panelled bath with power shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC opaque double glazed window to side aspect, radiator.



## Outside

### Front and Rear Gardens

Established garden with various shrubs and trees, gravel driveway to the front with a mature conifer hedge.

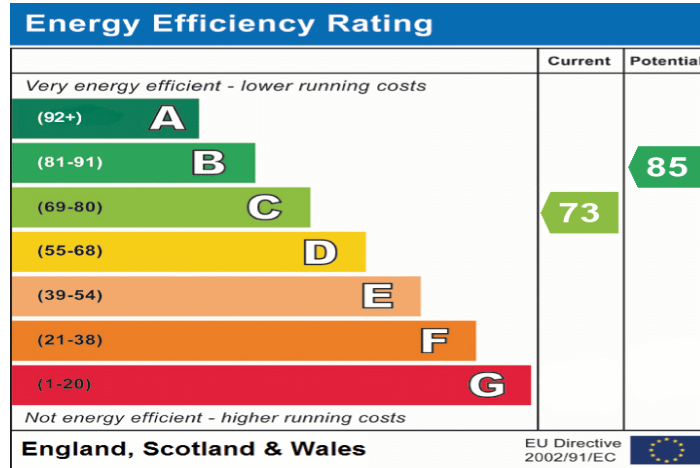


### Additional Information

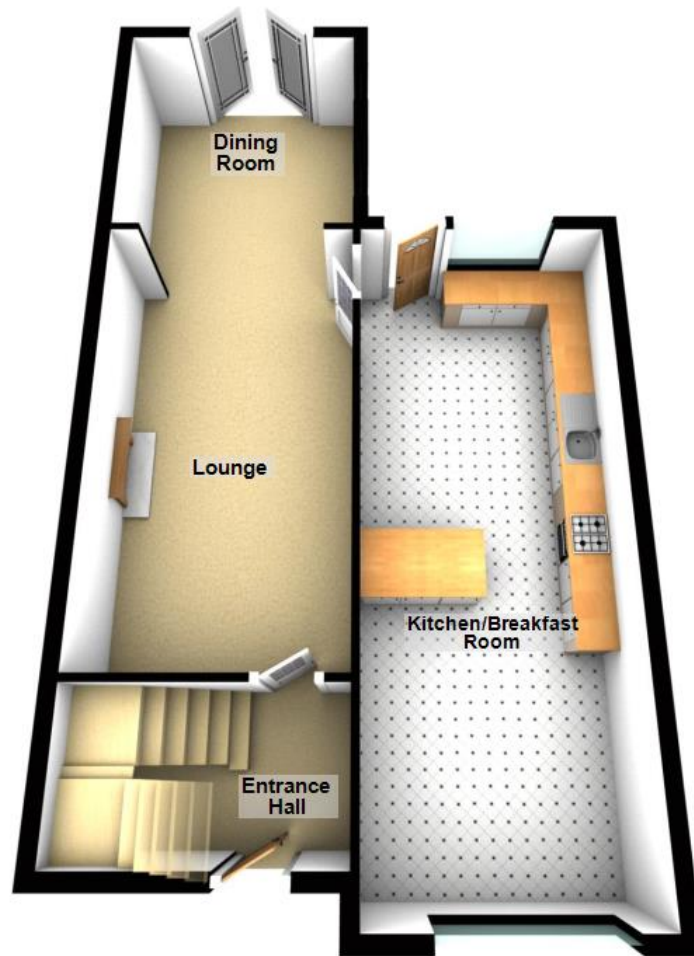
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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



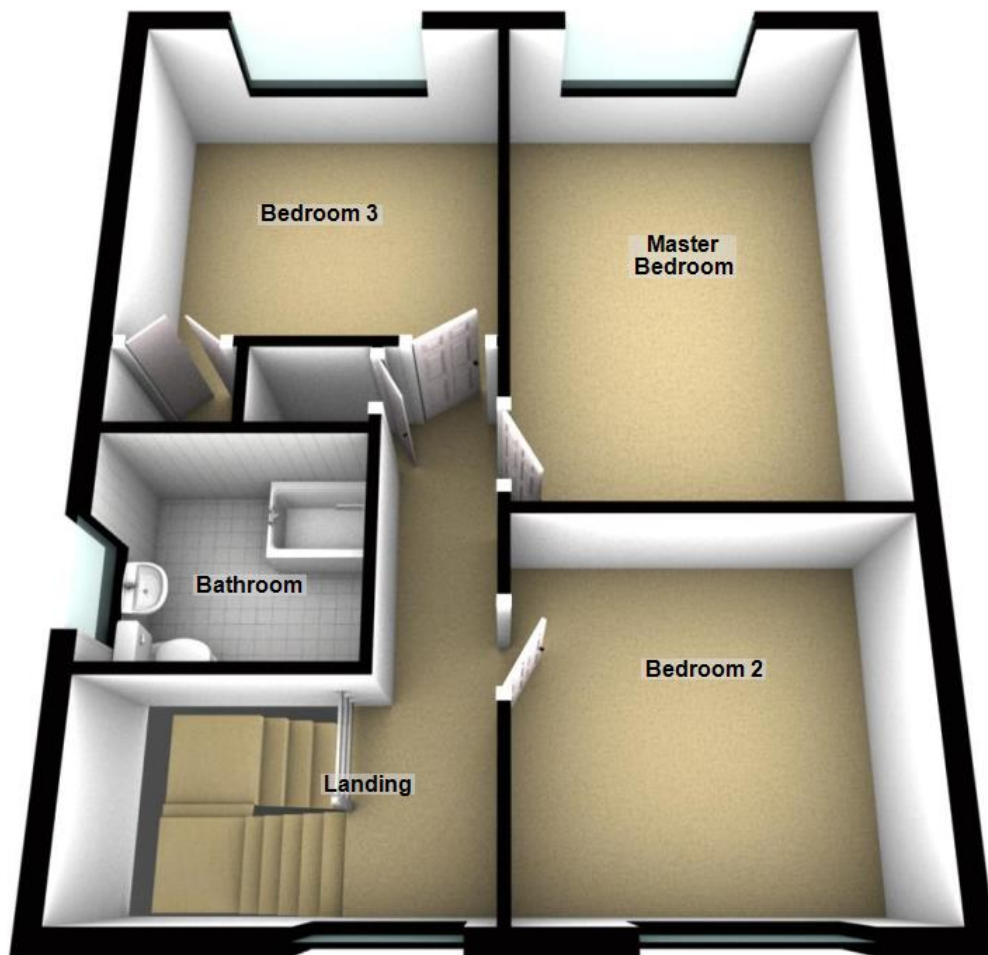
**Ground Floor**

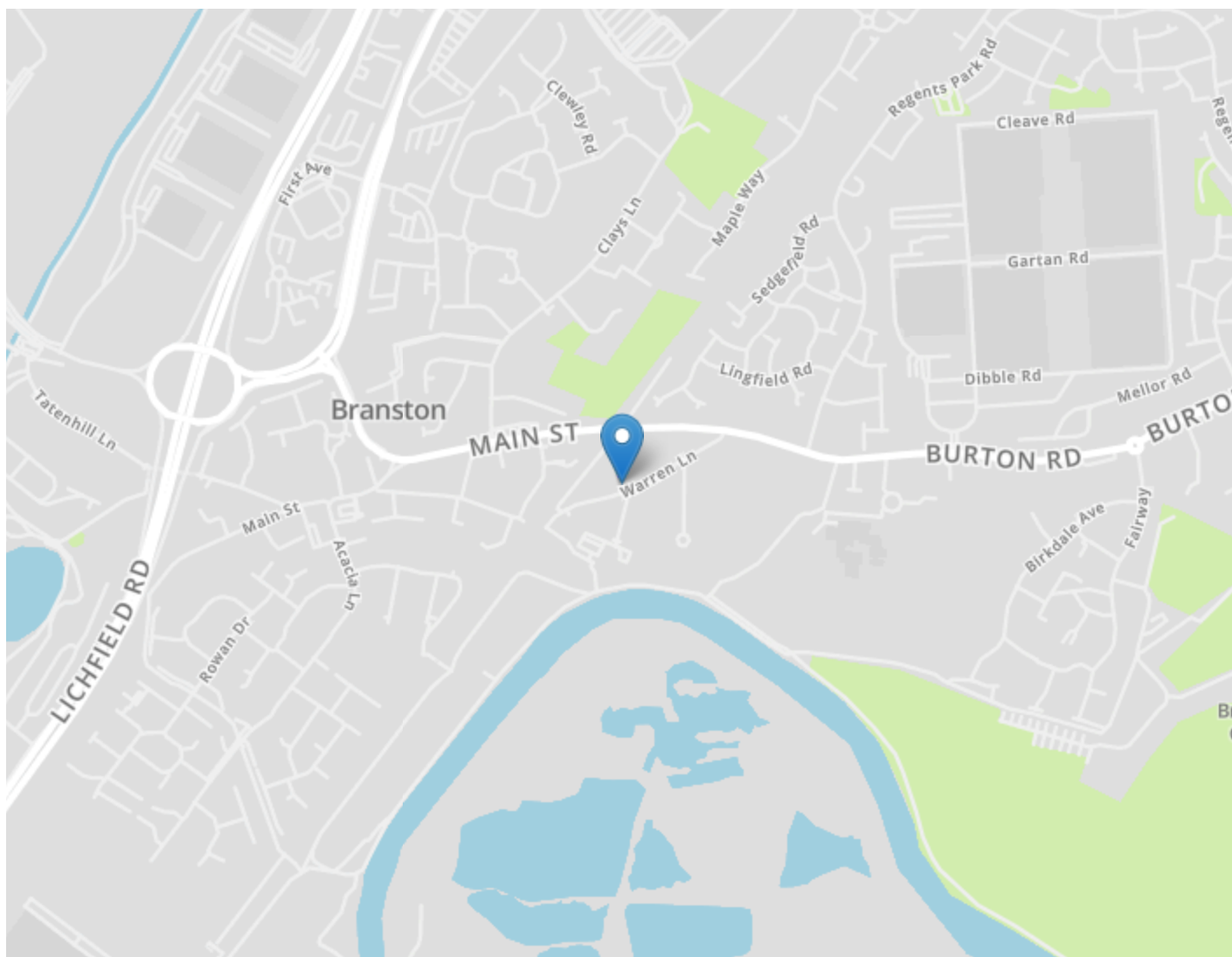


For use by Crew Partnership only  
Plan produced using PlanUp.



**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.