



Crew Partnership

Burton · Estate · Agents



**5 THE BELFRY
STRETTON
BURTON-ON-TRENT
DE13 0XS**

EXTENDED, DETACHED FAMILY HOME WITH A DOUBLE GARAGE AND NO UPWARD CHAIN! Entrance Hall, Cloakroom, Lounge, Dining Room, CONSERVATORY, 18ft Kitchen, Rear Porch and Fifth Bedroom/Family Room. Landing, MASTER BEDROOM + EN-SUITE SHOWER ROOM, 3 Further Bedrooms and a Family Bathroom. UPVC DG + GCH. Front and Rear Gardens (South facing). Double width Driveway to Double Garage. POPULAR ESTATE

£359,950 FREEHOLD

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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, coving to ceiling, stairway to galleried first floor landing, uPVC double glazed opaque door to front, doors to Cloakroom, Kitchen and Lounge.



Cloakroom

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



Lounge

17' 1" x 11' 8" (5.21m x 3.56m) UPVC double glazed window to front aspect, coal effect gas fire fireplace set in brick built surround, double radiator, coving to ceiling, double door to Dining Room.



Dining Room

11' 7" x 8' 7" (3.53m x 2.62m) Double radiator, vanity alcove(s), coving to ceiling, double glazed patio door to Conservatory.



Conservatory

11' 1" x 8' 0" (3.38m x 2.44m) Half brick construction with uPVC double glazed windows and polycarbonate roof, uPVC double glazed door to garden.



Kitchen

19' 0" x 9' 8" (5.79m x 2.95m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with mixer tap, plumbing for automatic washing machine and dishwasher, space for fridge/freezer and tumble dryer, 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 rear aspect, double radiator with wall mounted gas radiator heating boiler, doors to Dining Room, Rear Porch and a storage cupboard.



Rear Porch

UPVC double glazed opaque door to garden, doors to Family Room/Fifth Bedroom and Double Garage.



Family Room/Fifth Bedroom

15' 4" x 11' 7" (4.67m x 3.53m) UPVC double glazed window to side aspect, double radiator, wood block flooring, coving to ceiling, uPVC double glazed patio door to garden.



First Floor

Landing

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

Master Bedroom

12' 0" x 11' 0" (3.66m x 3.35m) UPVC double glazed window to front aspect, radiator, door to En-Suite Shower Room.



Second Bedroom

14' 3" x 8' 3" (4.34m x 2.51m) UPVC double glazed window to rear aspect, radiator.



Third Bedroom

9' 0" x 6' 6" (2.74m x 1.98m) UPVC double glazed window to rear aspect, radiator.



En-Suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure with fitted power shower, wash hand basin in vanity unit with cupboard under, low-level WC and shaver point, uPVC opaque double glazed window to front aspect, radiator, door to storage cupboard.



Fourth Bedroom

9' 0" x 6' 6" (2.74m x 1.98m) UPVC double glazed window to rear aspect, radiator.



Family Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled surround, shaver point, uPVC opaque double glazed window to side aspect.



Outside

Front and Rear Gardens

Established front and rear gardens with a variety of plants, shrubs and trees, paved driveway to the front leading to garage and car parking space for two cars, gated side access, outside cold water tap, double electric point, lawn. Sun patio seating area.

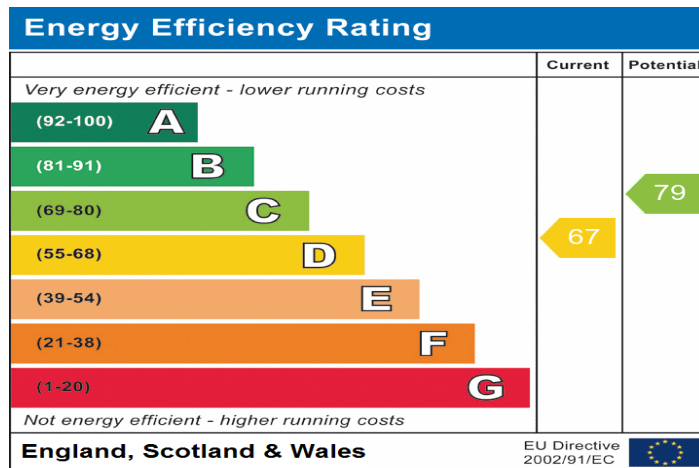


Additional Information

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

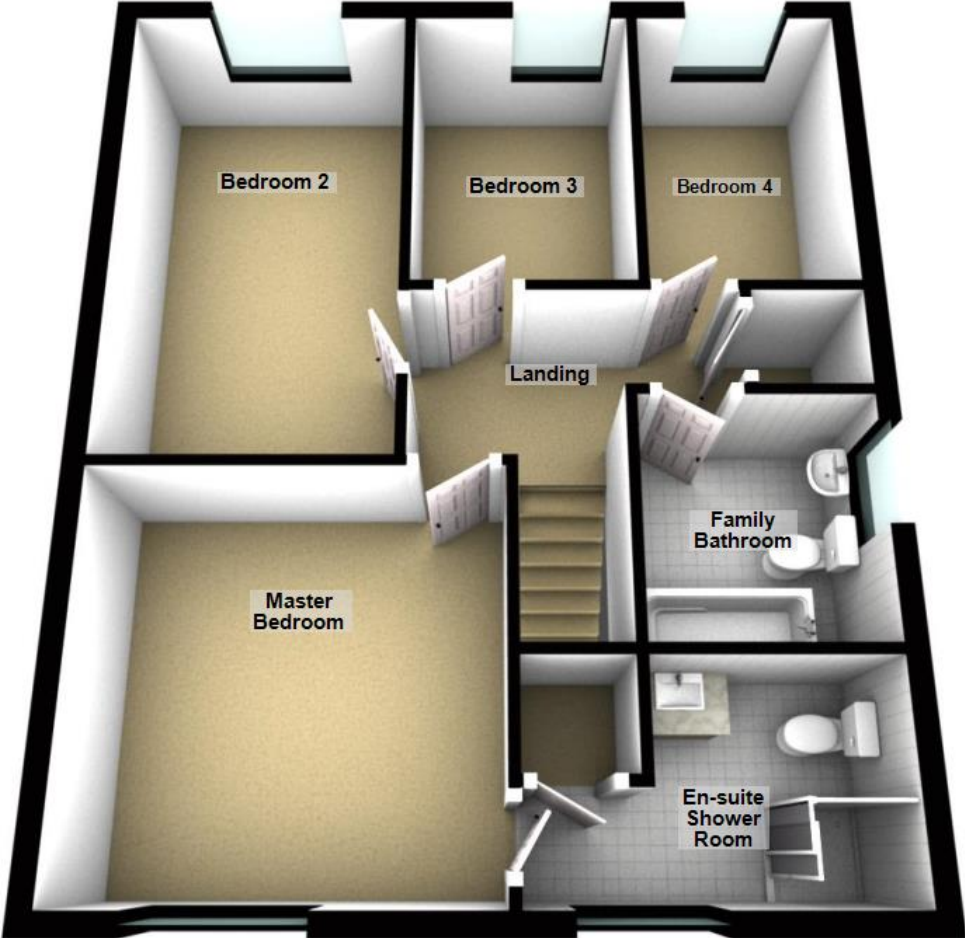


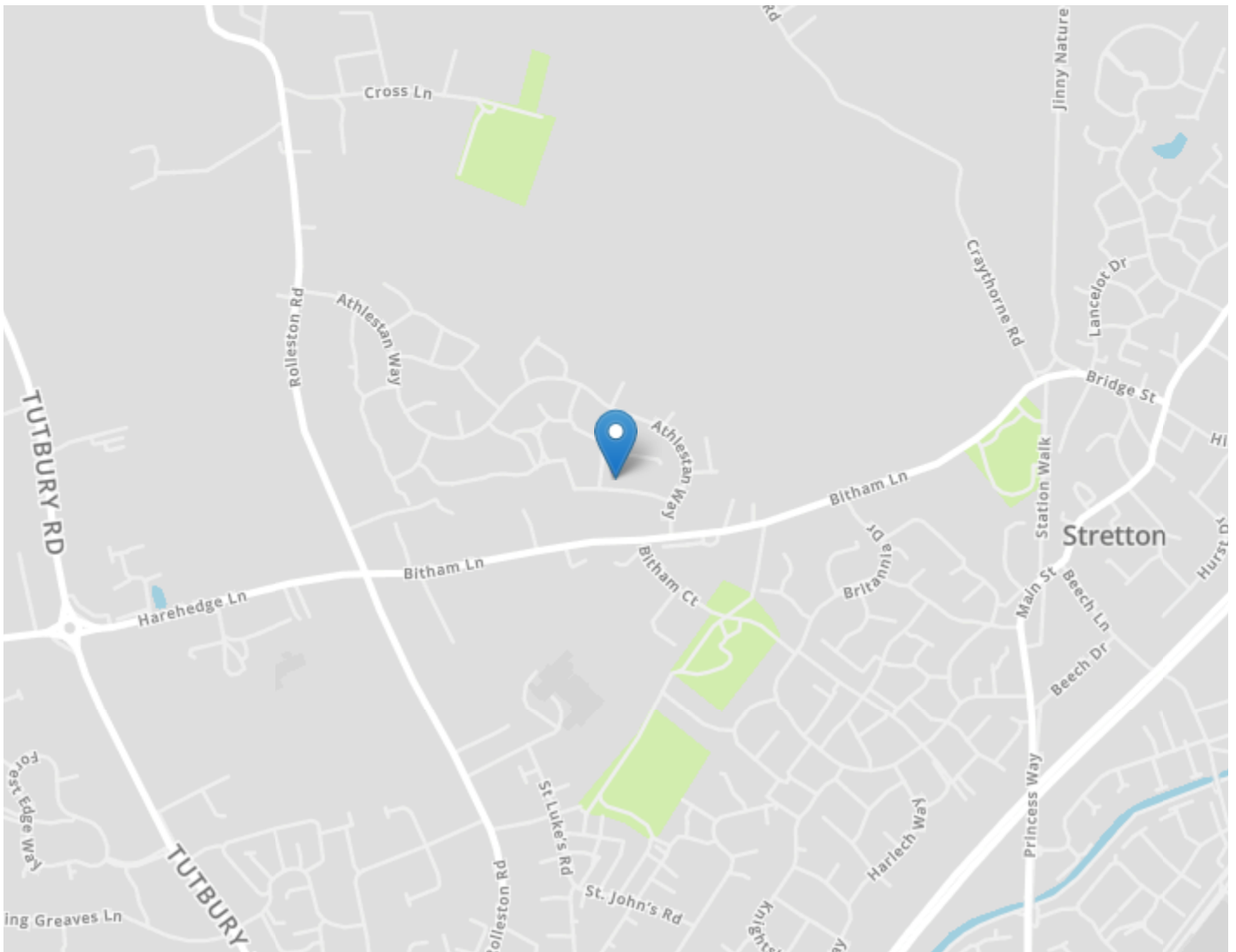
Ground Floor



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.