



Crew Partnership

Burton · Estate · Agents



**4 SPINNEY ROAD
BRANSTON
DE14 3JP**

HEAVILY EXTENDED FAMILY HOME WITH 3 DOUBLE BEDROOMS AND A TANDEM DOUBLE GARAGE! Entrance Hall, REFITTED KITCHEN/BREAKFAST ROOM, Lounge open plan to Dining Room. Landing, 3 Double Bedrooms and a Shower Room. UPVC DG + GCH. Front and Rear Gardens. Driveway leading to Garage. QUIET CUL-DE-LOCATION

£240,000 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

Entrance Hall

UPVC opaque double glazed window to front aspect, uPVC opaque double glazed window to side aspect, radiator, laminate flooring, uPVC double glazed opaque door to front, open plan archway to Kitchen/Breakfast Room, doors to Lounge and a storage cupboard.



Kitchen/Breakfast Room

10' 1" x 8' 10" (3.07m x 2.69m) Refitted base and eye level cupboards, 1+1/2 bowl stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, fitted electric oven, built-in four ring gas hob, uPVC double glazed window to front aspect, radiator, ceramic tiled flooring.



Lounge

13' 1" x 10' 6" (3.99m x 3.20m) Coal effect electric fire set in feature surround, radiator, stairway to first floor landing, open plan archway to Dining Room.



Dining Room

14' 0" x 7' 11" (4.27m x 2.41m) Two uPVC double glazed windows to rear aspect, radiator, UPVC double glazed doors to Rear Garden.



First Floor

Landing

Loft hatch, doors to all Bedrooms and Shower Room.

Master Bedroom

10' 11" x 10' 4" (3.33m x 3.15m) UPVC double glazed window to rear aspect, built-in wardrobe(s), radiator.



Second Bedroom

14' 1" x 8' 6" (4.29m x 2.59m) UPVC double glazed window to side aspect, radiator.



Third Bedroom

8' 11" x 8' 10" (2.72m x 2.69m) UPVC double glazed window to front aspect, radiator, door to Storage cupboard with wall mounted concealed gas combination boiler serving heating system and domestic hot water.



Shower Room

Fitted with three piece suite comprising tiled shower enclosure with fitted electric shower and folding glass screen, wash hand basin in vanity unit with cupboard under and low-level WC tiled surround, uPVC opaque double glazed window to front aspect, radiator.



Outside

Front and Rear Gardens

Established front and rear gardens with a variety of shrubs with lawned area, driveway to the front leading to garage and car parking space for three cars, outside cold water tap. Block paved sun patio seating area.



Additional Information

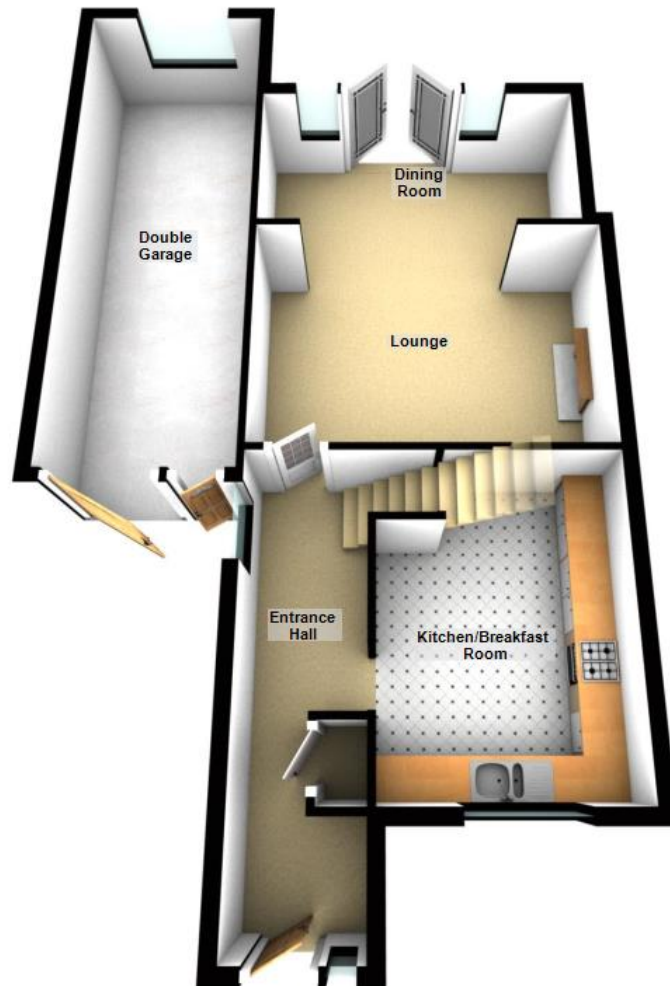
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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 B

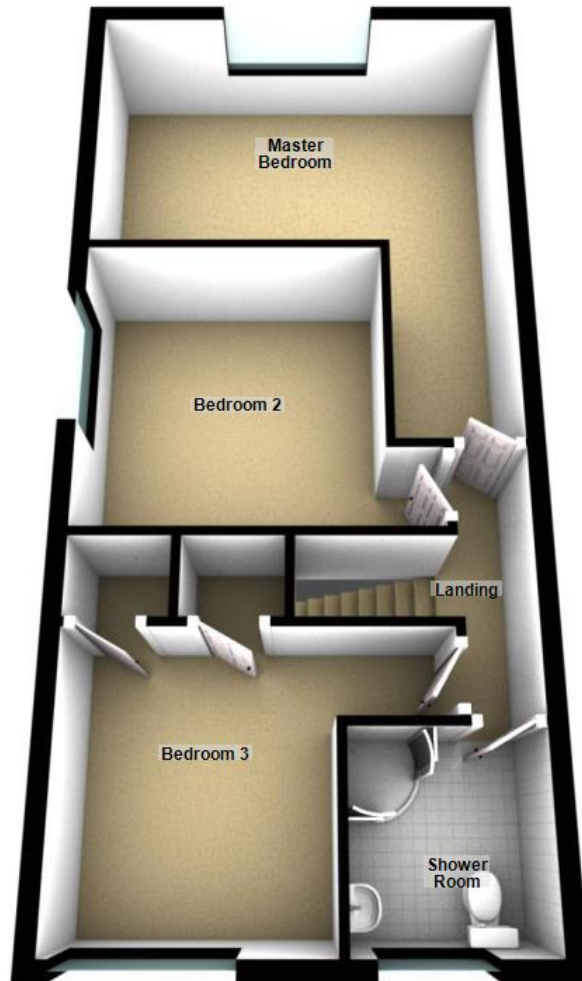
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

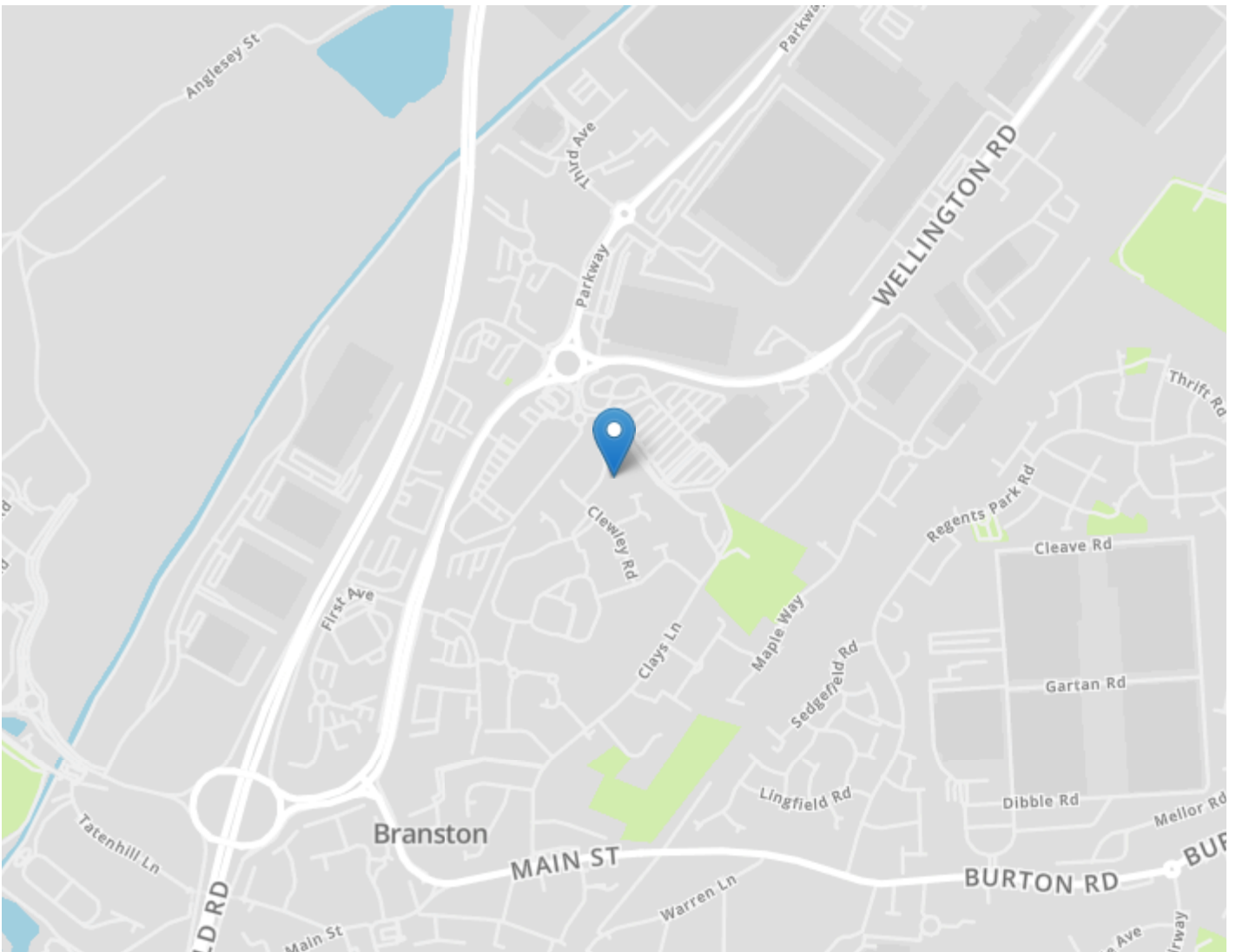
Ground Floor



For use by Clev Partners (b) 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.