



# Crew Partnership

Burton · Estate · Agents



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

HEAVILY EXTENDED DETACHED BUNGALOW WITH 4 BEDROOMS AND A CORNER PLOT! Entrance Hall, Lounge open plan to Dining Room, 19FT KITCHEN, Inner Hallway, 2 Bedrooms and a Shower Room, a further Inner Hallway leading to 2 more Bedrooms (one of which has scope for an En-Suite). UPVC DG + GCH. Extensive gardens to the front, side and rear. Driveway leading to Garage. QUIET CUL-DE-SAC LOCATION

**£470,000 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**

Radiator, laminate effect vinyl flooring, uPVC double glazed door to front, doors to Cloakroom and Lounge.



### **Cloakroom**

UPVC frosted double glazed window to side aspect, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashback, radiator, laminate effect vinyl flooring.

### Lounge

20' 5" x 11' 4" (6.22m x 3.45m) UPVC double glazed window to front aspect, double radiator, brick built fire surround, open plan to Dining Room, doors to two Inner Hallways.



### Dining Room

11' 7" x 8' 3" (3.53m x 2.51m) Double radiator, door to Kitchen.



### Kitchen

19' 6" x 9' 2" (5.94m x 2.79m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, gas oven, four ring gas hob, two uPVC double glazed windows to rear aspect, double radiator, tiled flooring, uPVC double glazed door to rear garden.



### Inner Hallway

Doors to two Bedrooms, Shower Room and two storage cupboards.

### Master Bedroom

13' 6" Max x 9' 5" (4.11m x 2.87m) UPVC double glazed window to rear aspect, double radiator.



### Fourth Bedroom

9' 2" x 7' 7" (2.79m x 2.31m) UPVC double glazed window to rear aspect, double radiator.



### Shower Room

Fitted with three piece suite comprising double shower enclosure with electric shower, vanity wash hand basin with mixer tap and shaver point and low-level WC tiled splashback, uPVC frosted double glazed window to side aspect.



### Inner Hallway

Doors to two Bedrooms.

### Second Bedroom

12' 8" Max x 11' 4" (3.86m x 3.45m) UPVC double glazed window to front aspect, double radiator.



### Third Bedroom

12' 8" x 8' 3" (3.86m x 2.51m) UPVC double glazed window to side aspect, double radiator, door to storage cupboard (possible En-Suite).



### Outside

#### Front, Side and Rear Gardens

Front and side gardens mainly laid to lawn. A block paved driveway for three cars leading to the Garage.

GARAGE. Up and over door. Door to the side, electricity, lighting, water tap and loft access to a partially boarded loft.

A gated garden path provides access to the rear garden. The rear garden is mainly laid to lawn with raised beds and bordered by a variety of plants and shrubs. It further benefits from a large paved seating area.

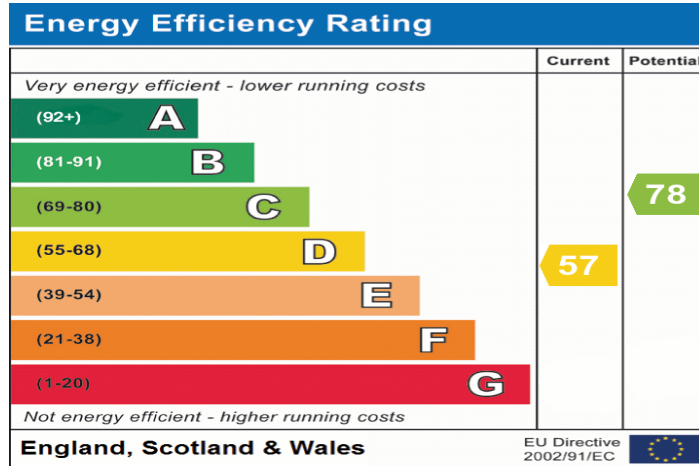


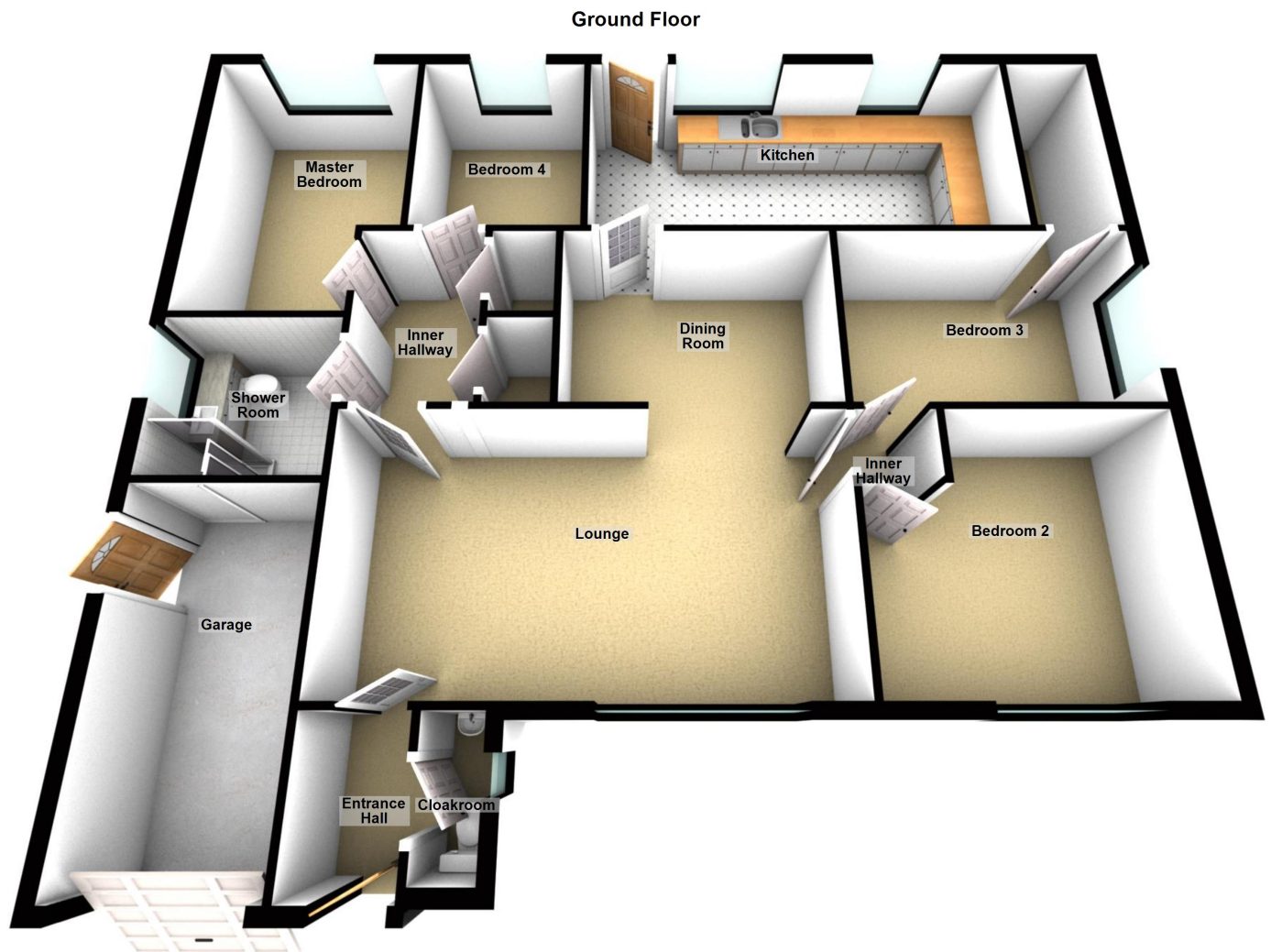
**Additional Information**

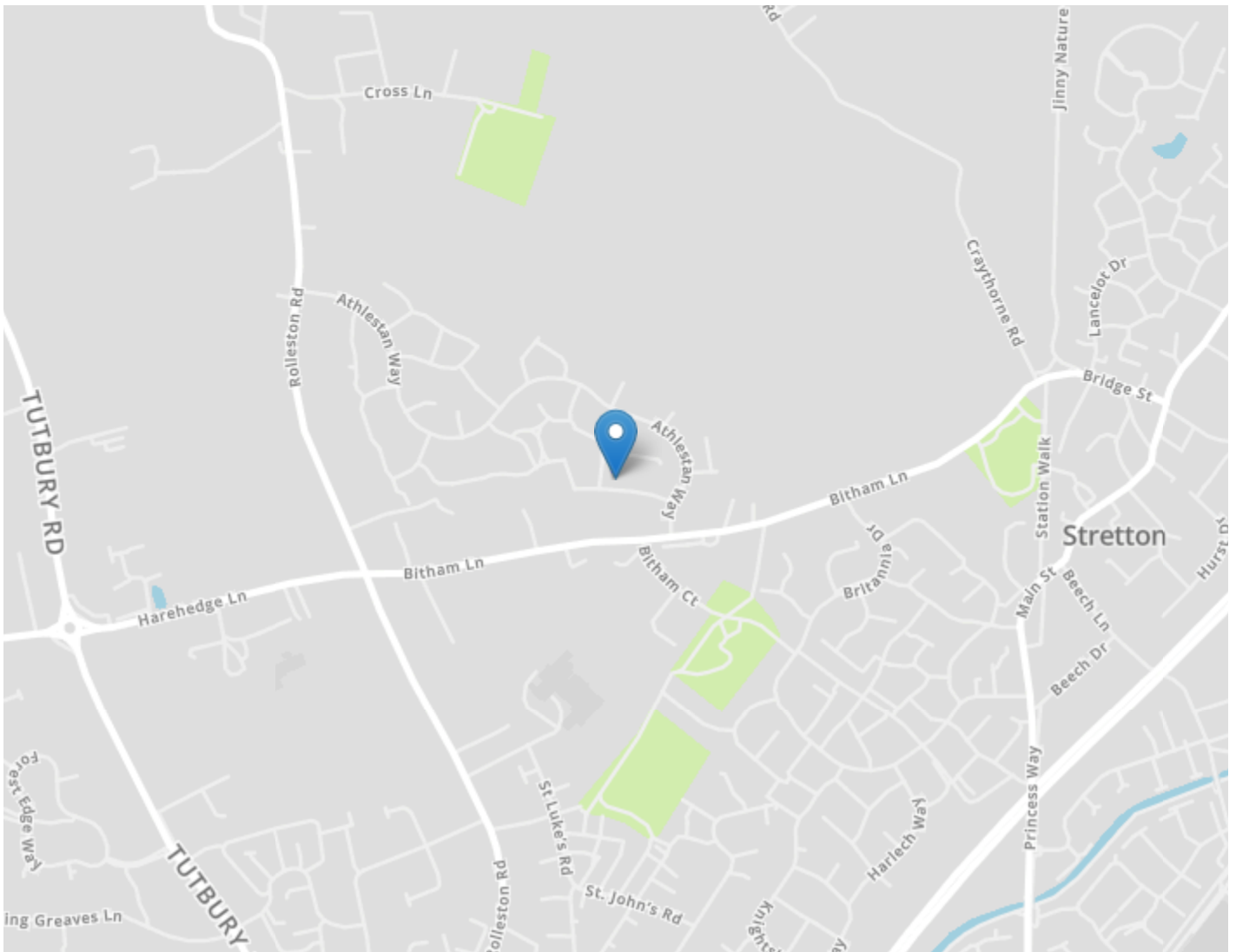
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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 D







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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.