



# Crew Partnership

Burton · Estate · Agents



**28 CHARNWOOD ROAD  
OUTWOODS  
BURTON-ON-TRENT  
DE13 0PN**

SEMI DETACHED DORMER BUNAGLOW WITH 3 BEDROOMS AND A REFITTED KITCHEN AND BATHROOM! Entrance Hall, 20ft Lounge, Refitted Kitchen, Dining Room (possible Fourth Bedroom), Second Bedroom and a Refitted Bathroom. Landing, 2 further Bedrooms. UPVC DG + GCH. Driveway leading to Garage, with additional gravelled area to the side providing additional parking. Rear Garden. NO UPWARD CHAIN

**£230,000**

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

Two radiators, laminate flooring, stairway to first floor landing, doors to Lounge, Second Bedroom, Dining Room/Fourth Bedroom, Bathroom and several fitted double storage cupboards.



### Lounge

20' 1" x 9' 5" (6.12m x 2.87m) Opaque window to rear aspect, uPVC double glazed window to front aspect, two radiators, laminate flooring, door to Fitted Kitchen.



### **Fitted Kitchen**

11' 0" x 9' 8" (3.35m x 2.95m) Refitted with a matching range of base and eye level cupboards, stainless steel sink unit with mixer tap, space for fridge/freezer and cooker, extractor hood, uPVC double glazed window to rear aspect with wall mounted concealed combination boiler serving heating system and domestic hot water, uPVC double glazed opaque door to garden, door to Dining Room/Fourth Bedroom.



### **Dining Room/Fourth Bedroom**

9' 9" x 7' 6" (2.97m x 2.29m) UPVC double glazed window to rear aspect, radiator, laminate flooring.



### **Second Bedroom**

10' 5" x 8' 7" (3.17m x 2.62m) UPVC double glazed window to front aspect, radiator, laminate flooring.



### **Bathroom**

Refitted with three piece suite comprising panelled bath with shower over and folding glass screen, vanity wash hand basin and low-level WC, heated towel rail, uPVC opaque double glazed window to side aspect, tiled flooring.



### **First Floor**

#### **Landing**

UPVC double glazed window to rear aspect, doors to two Bedrooms.

### Master Bedroom

15' 0" x 10' 1" (4.57m x 3.07m) UPVC double glazed window to side aspect, radiator, two fitted double wardrobes and a further storage cupboard.



### Third Bedroom

11' 1" x 4' 10" (3.38m x 1.47m) UPVC double glazed window to rear aspect, radiator, loft hatch, fitted double wardrobe with sliding doors.



## Outside

### Front and Rear Gardens

Established landscaped gardens with various shrubs, mainly laid to lawn, driveway to the front leading to garage and additional gravelled parking also. Sun patio with seating area and glass screen.

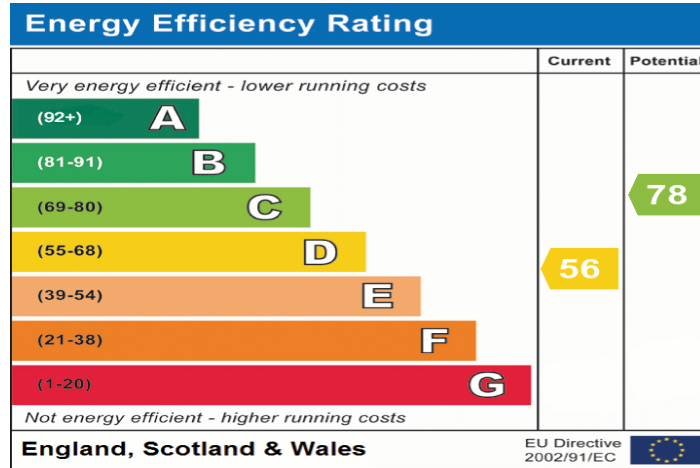


### Additional Information

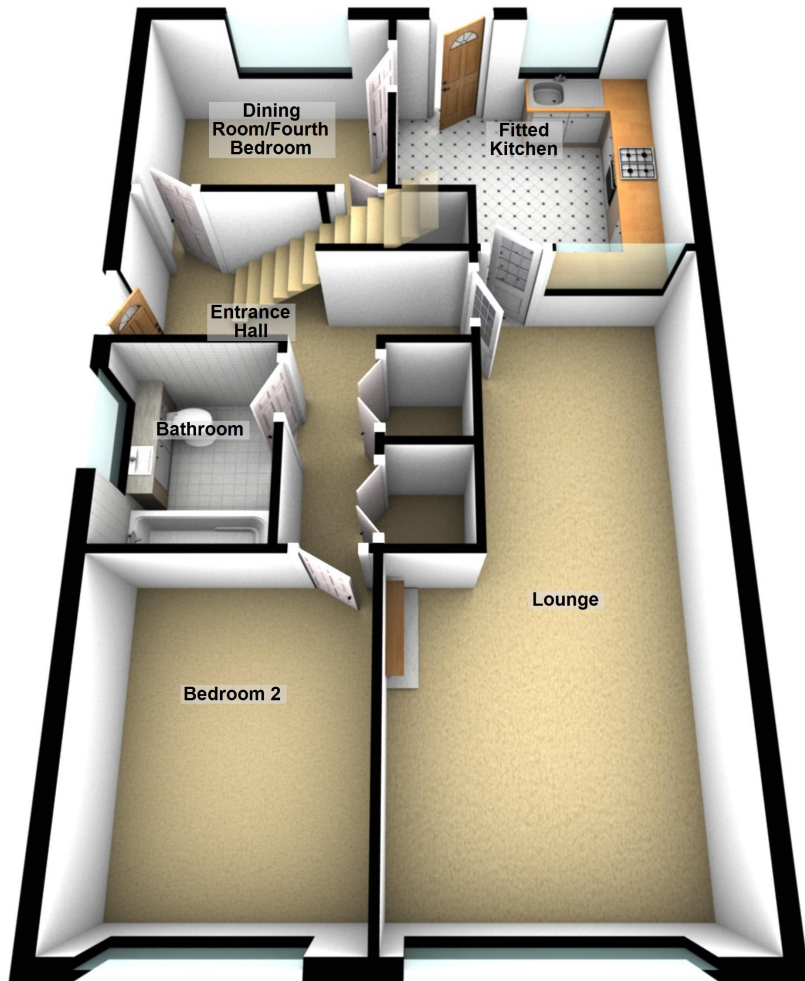
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

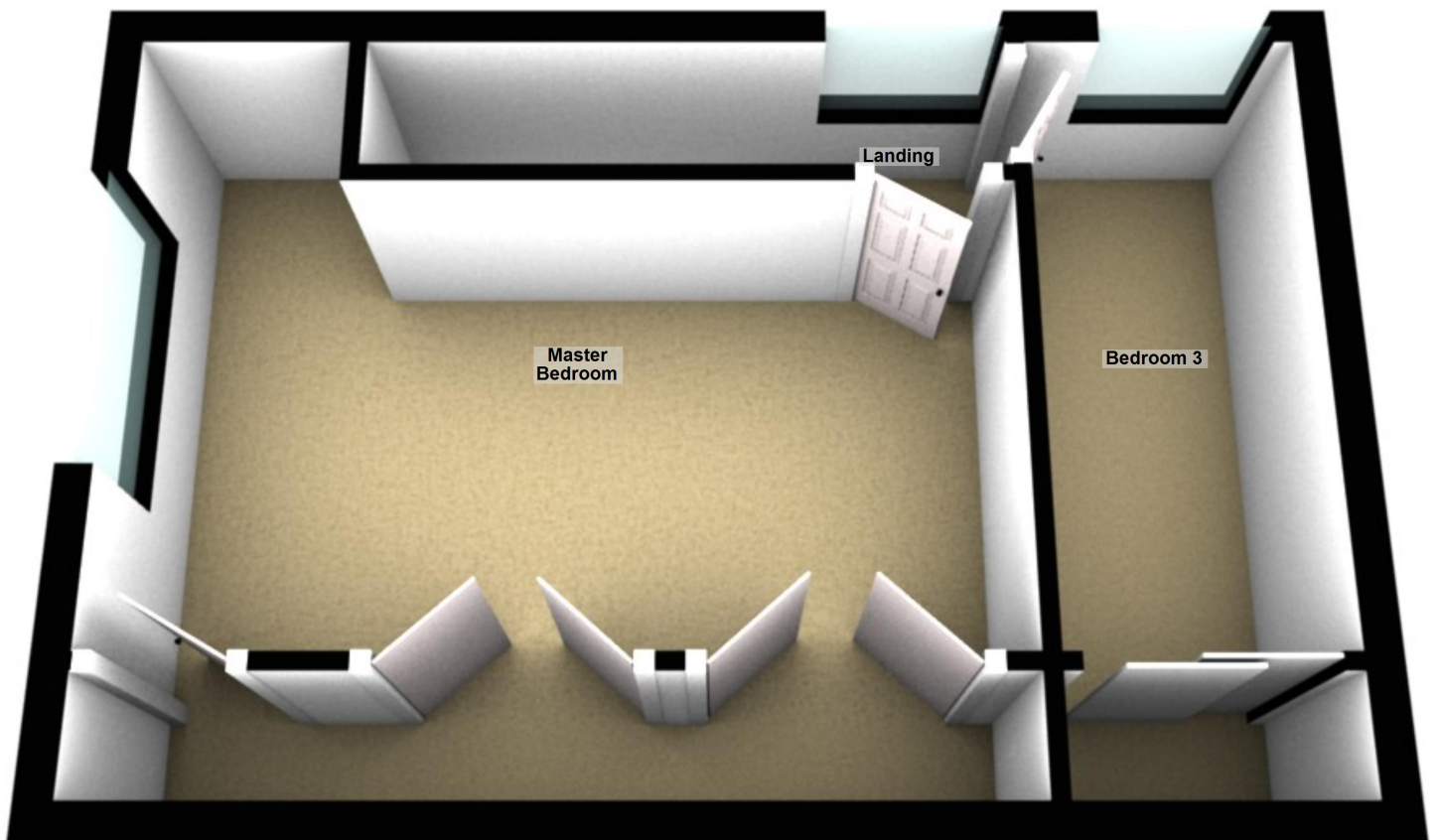
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C



Ground Floor



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.