



# Crew Partnership

Burton · Estate · Agents



**45 THE WICKETS  
STAPENHILL  
BURTON-ON-TRENT  
DE15 9HG**

INDEPENDENT LIVING - 2 BED BUNGALOW. Warden Call monitored 24/7.  
Entrance Hallway, Lounge Diner, Kitchen, Inner Hallway, 2 Bedrooms,  
Conservatory, UPVC DG, GCH, Shared Parking, Communal Gardens. NO  
UPWARD CHAIN

**£129,950 LEASEHOLD**

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 todays 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**

Coving to ceiling, door to Lounge//Diner.

### **Lounge/Diner**

14' 4" x 12' 5" (4.37m x 3.78m) UPVC double glazed window to front aspect, radiator, doors to Kitchen, Inner Hallway and a storage cupboard.



### **Kitchen**

10' 6" x 6' (3.20m x 1.83m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, plumbing for automatic washing machine, space for fridge, freezer and cooker, uPVC double glazed window to front aspect, radiator with wall mounted gas combination boiler serving heating system and domestic hot water.



### **Inner Hallway**

Doors to both Bedrooms and Shower Room.

### **Master Bedroom**

9' 7" x 9' 4" (2.92m x 2.84m) UPVC double glazed window to rear aspect, fitted bedroom suite with a range of wardrobes with overhead storage and drawers, radiator, coving to ceiling.



### Second Bedroom

11' 6" x 7' 1" (3.51m x 2.16m) Radiator, double glazed door to Conservatory.



### Conservatory

14' x 5' 2" (4.27m x 1.57m) Double glazed window to rear aspect, single radiator electric convection heater, double glazed patio door to garden.



### Shower Room

Fitted with three piece suite comprising tiled shower with fitted electric shower, wash hand basin in vanity unit with cupboards under, drawers and tiled surround, low-level WC and extractor fan, radiator.



## Outside

### Gardens

Communal established gardens with a variety of shrubs and trees, parking area.



### Additional Information

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

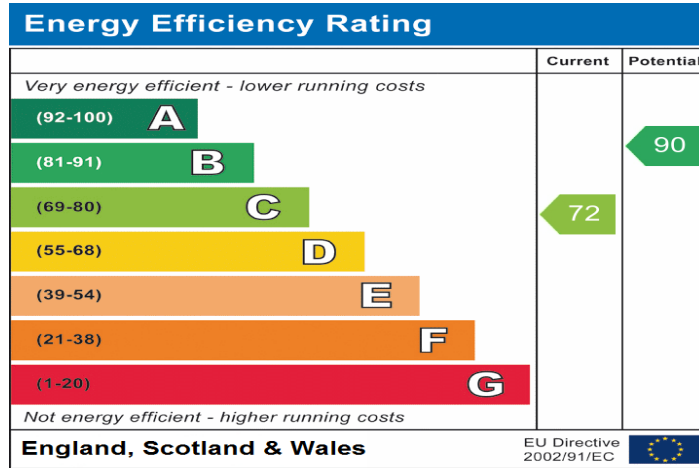
Lease: TBC

Service charge: £237.35pm

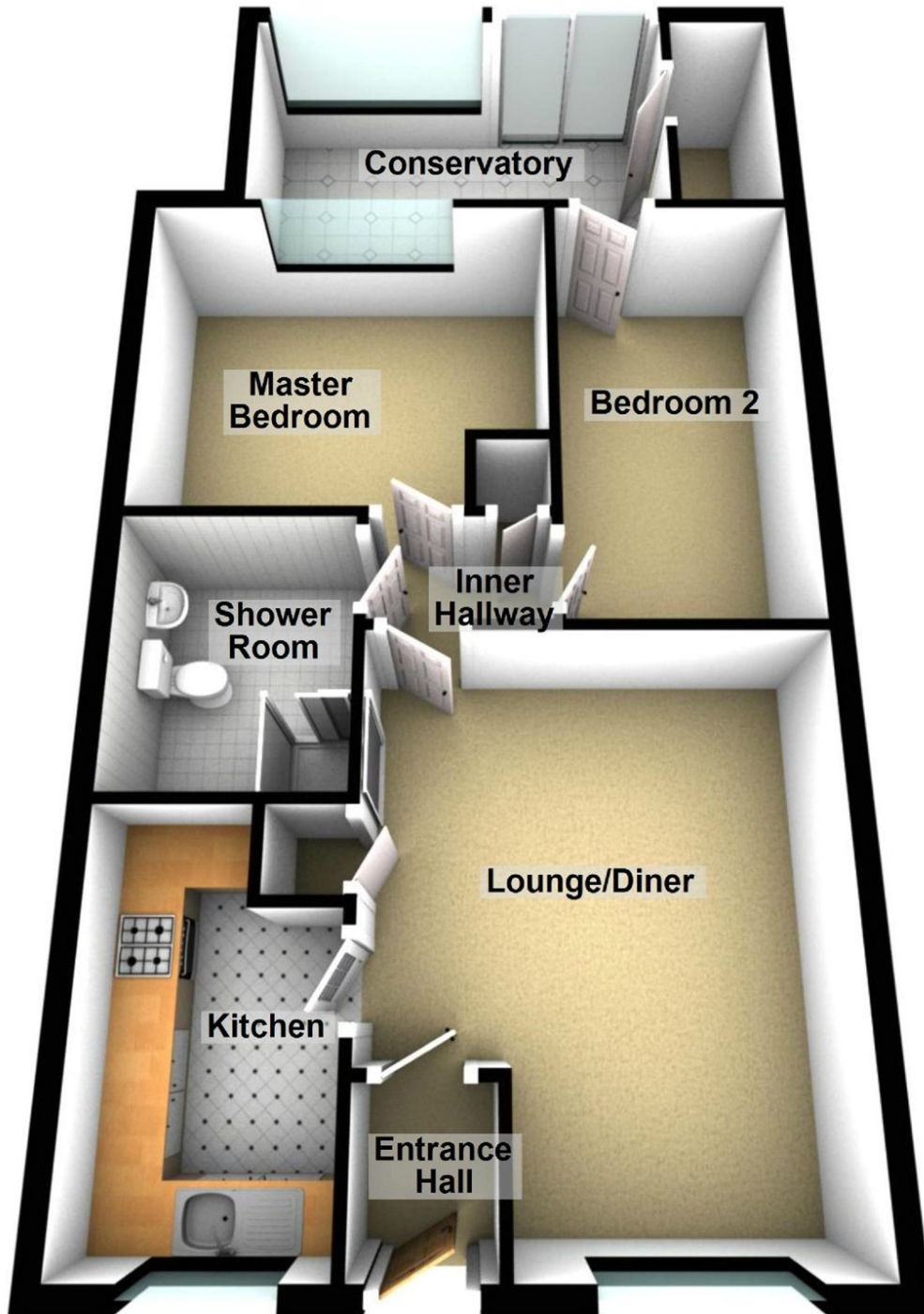
Ground rent: TBC

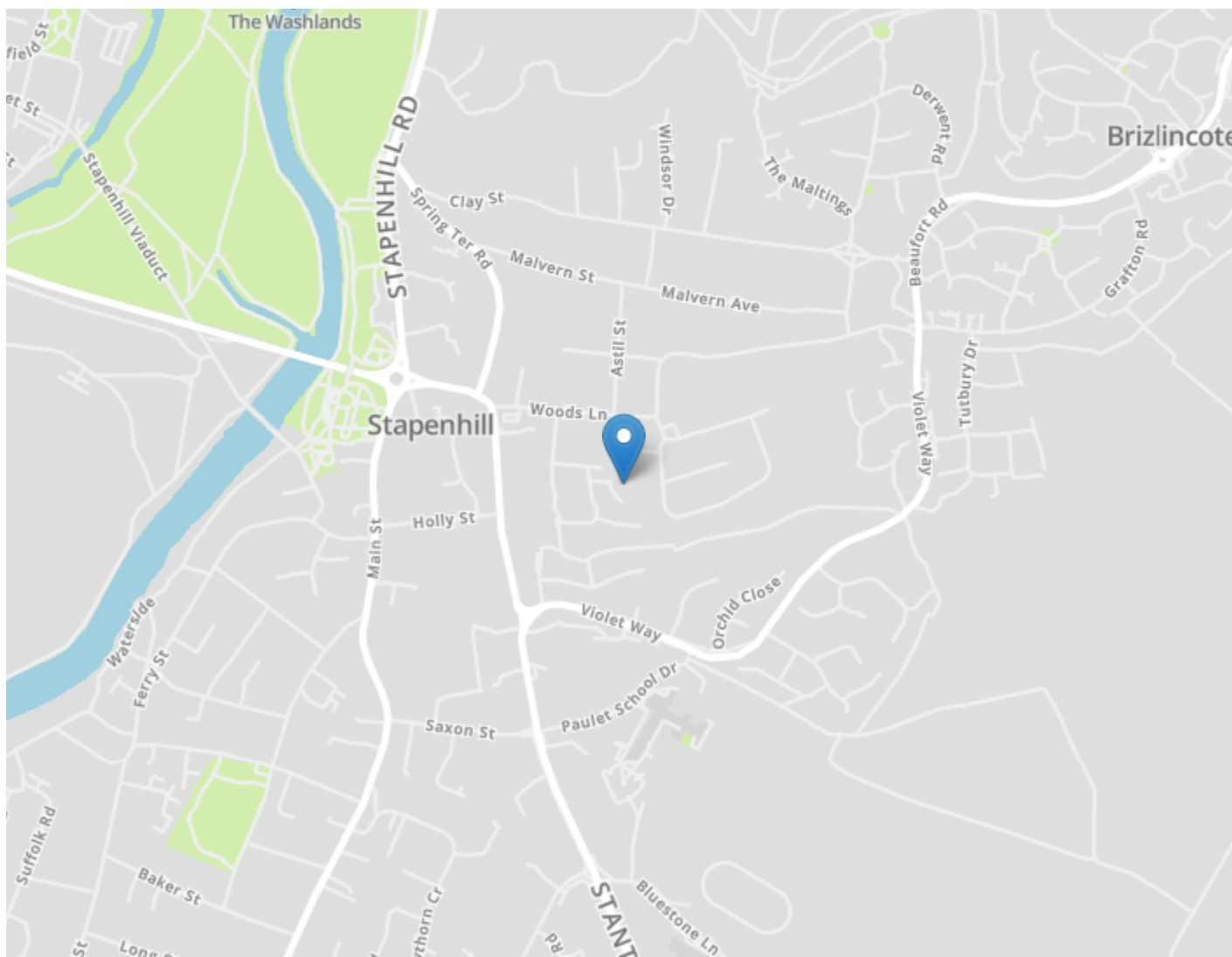
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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



## Ground 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.