



# Crew Partnership

Burton • Estate • Agents



**6 THE FLETCHES  
STRETTON  
BURTON-ON-TRENT  
DE13 0XX**

EXTENDED FAMILY HOME WITH A REFITTED KITCHEN/DINING ROOM, CONSERVATORY AND NO UPWARD CHAIN! Porch, Entrance Hall, Cloakroom, Lounge, 16ft Kitchen/Dining Room, Conservatory, Utility Room and additional Storage Room (formerly a Double Garage). Landing, 3 Bedrooms and a Bathroom. UPVC DG + GCH. Front and Rear Gardens. Double width Driveway. QUIET CUL-DE-SAC LOCATION WITH CLOSE LINKS TO A38 & A50!

**£325,000 FREEHOLD**

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**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

#### Porch

Tiled flooring, uPVC double glazed opaque door to front, door to Entrance Hall.

#### Entrance Hall

Double radiator, laminate flooring, coving to ceiling, stairs leading to first floor landing, doors to Cloakroom, Lounge and Kitchen/Dining Room.



#### Cloakroom

UPVC opaque double glazed window to front aspect, refitted with two piece suite comprising, wash hand basin, in vanity unit and low-level WC, tiled splashbacks, radiator, laminate flooring, coving to ceiling.





### Lounge

15' 0" x 11' 6" (4.57m x 3.51m) UPVC double glazed window to front aspect, coal effect gas fire fireplace set in ornate surround, radiator, coving to ceiling.



### Kitchen/Dining Room

16' 5" x 12' 1" (5.00m x 3.68m) Refitted with a matching range of 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 ceramic hob with pull out extractor hood over, uPVC double glazed window to rear aspect, radiator, laminate flooring, coving to ceiling, uPVC double glazed french double doors to garden, doors to Pantry and Conservatory.





### Conservatory

16' 7" x 11' 0" (5.05m x 3.35m) Half brick construction with uPVC double glazed windows and polycarbonate roof, uPVC opaque double glazed window to side aspect, uPVC double glazed window to rear aspect, uPVC opaque double glazed window to front aspect, radiator, ceramic tiled flooring, uPVC double glazed french double doors to garden, door to Utility Room.



### Utility Room

Fitted with a matching range of base and eye level cupboards, plumbing for automatic washing machine, space for freezer with new wall mounted gas combination boiler serving heating system and domestic hot water.



### Storage

Two up and over doors.



## First Floor

### Landing

Opaque double glazed window to side aspect, coving to ceiling, loft hatch, doors to all Bedrooms and Bathroom.



### Master Bedroom

13' 0" x 10' 8" (3.96m x 3.25m) UPVC double glazed window to rear aspect, window to side, fitted with a range of wardrobes with mirrored sliding doors, radiator, coving to ceiling.





### Second Bedroom

11' 1" x 8' 3" (3.38m x 2.51m) UPVC double glazed box window to front aspect, radiator, coving to ceiling.



### Third Bedroom

10' 2" x 7' 4" (3.10m x 2.24m) UPVC double glazed window to front aspect, radiator, coving to ceiling.



### Bathroom

Refitted with four piece suite comprising panelled bath, pedestal wash hand basin, tiled shower enclosure with fitted power shower and folding glass screen and low-level WC, tiled surround, uPVC double glazed window to rear aspect, radiator





## Front and Rear Gardens

### Front Garden

Double width driveway with parking for up to four cars, gated side access to rear garden.



### Rear Garden



Mainly laid to lawn with mature planted beds and borders. Sun patio seating area.

**Additional Information**

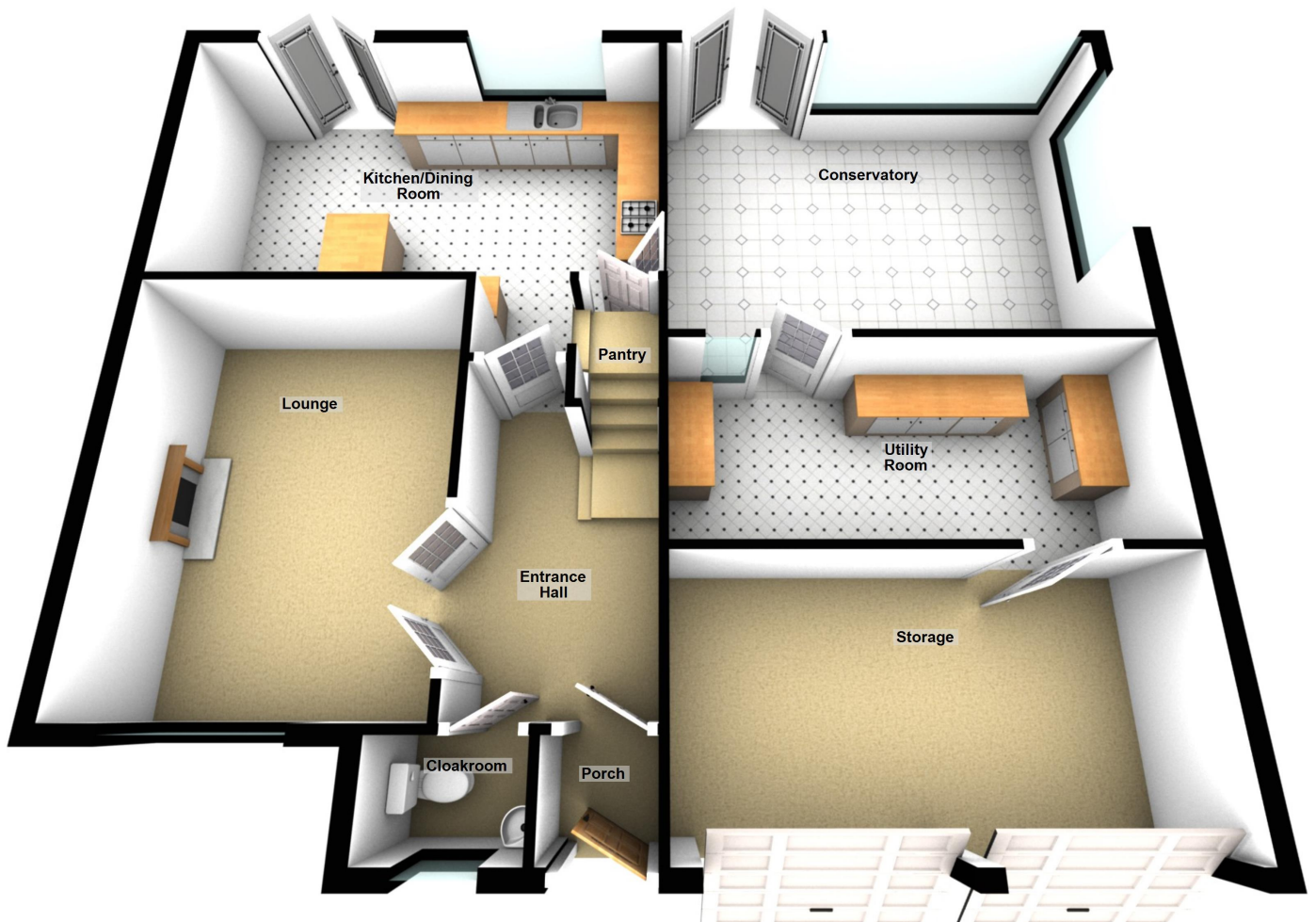
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

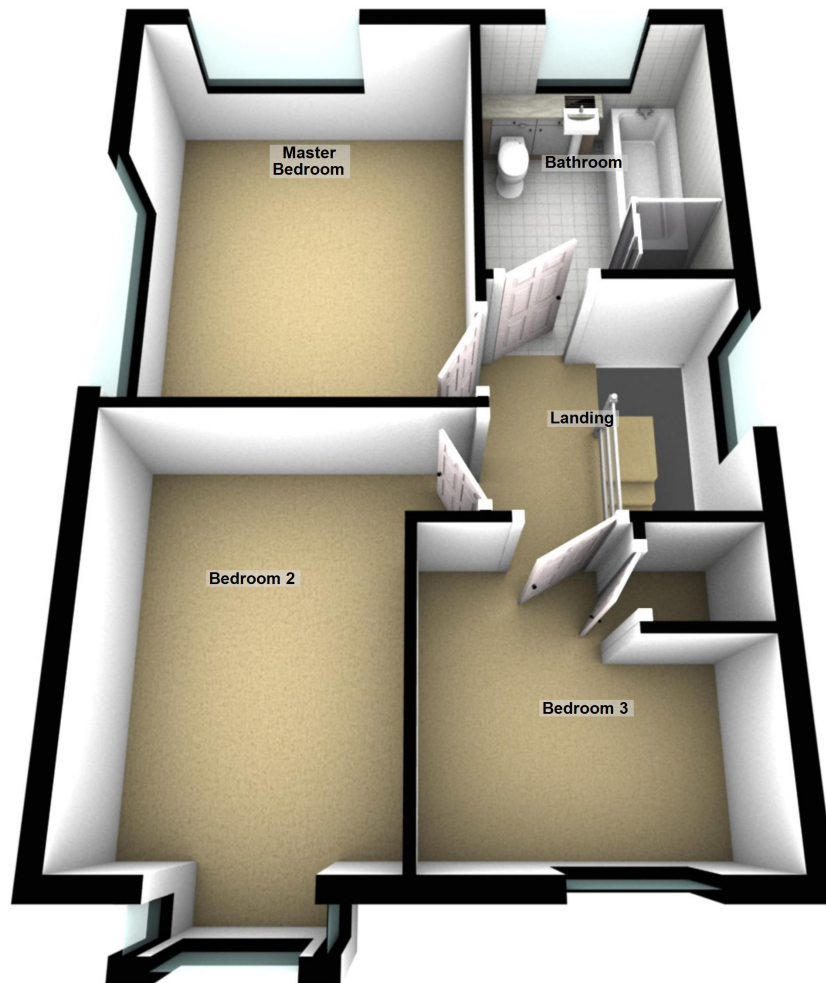
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC



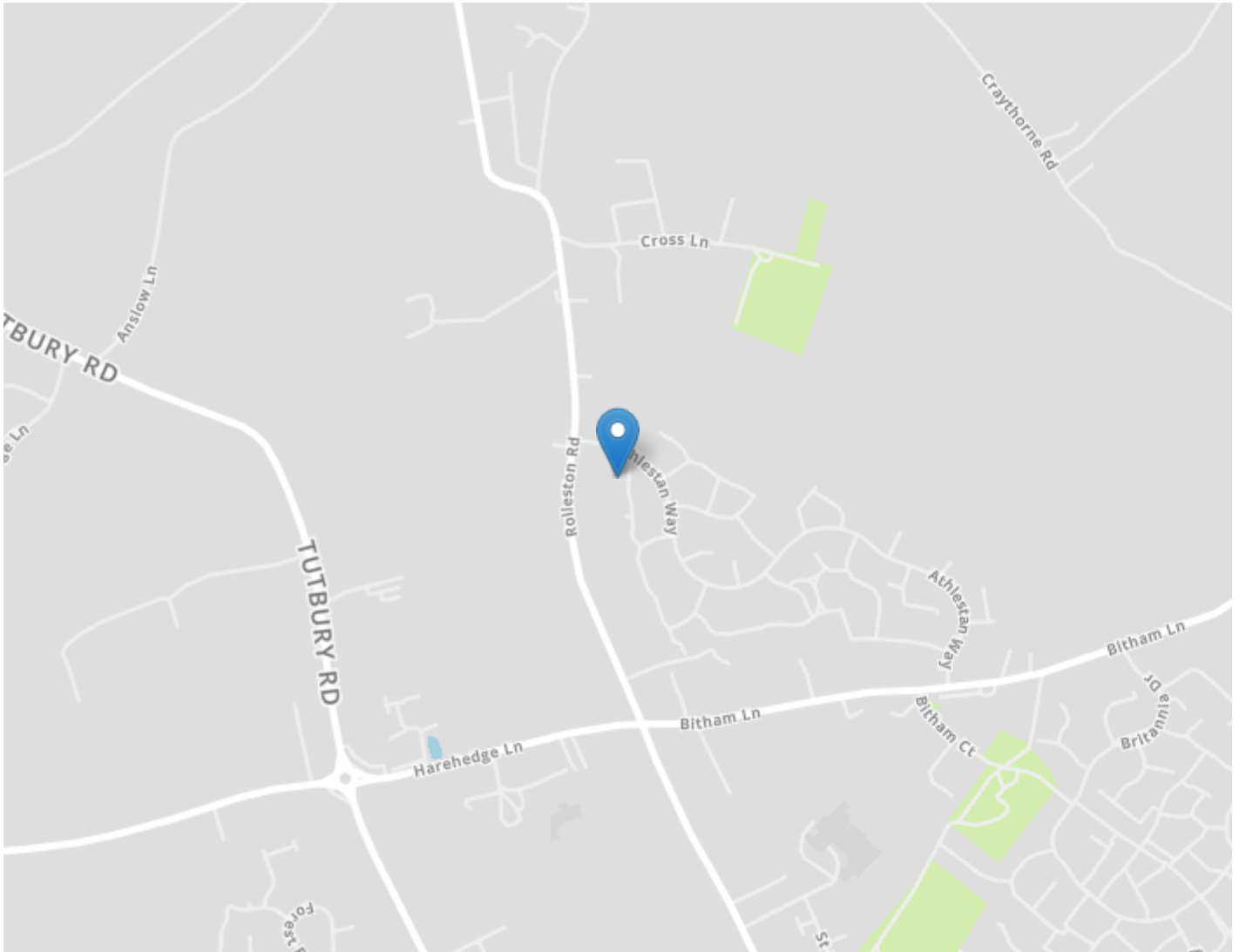
Ground Floor



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.