



# Crew Partnership

Burton • Estate • Agents



**28 GRASMERE CLOSE  
BRIZLINCOTE VALLEY  
BURTON-ON-TRENT  
DE15 9DS**

EXTENDED DETACHED FAMILY HOME WITH 3 RECEPTION ROOMS + CONSERVATORY! Entrance Hall, Cloakroom, Lounge open plan to Dining Room, Conservatory, Fitted Kitchen, UTILITY ROOM and Office. Landing, 3 Bedrooms and Shower Room. UPVC DG + GCH. Front and Rear Gardens. Block Paved Driveway to the front. Enclosed Rear Garden. POPULAR CUL-DE-SAC LOCATION

**£999,999 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

#### Entrance Hall

UPVC double glazed window to front aspect, radiator, stairway to first floor landing, uPVC double glazed opaque door to front, open plan to Lounge, doors to Cloakroom and Fitted Kitchen.



#### Lounge

13' 1" x 9' 9" (3.99m x 2.97m) UPVC double glazed window to front aspect, coal effect electric fire, radiator, open plan to Dining Room.



### Dining Room

8' 5" x 8' 3" (2.57m x 2.51m) Radiator, uPVC double glazed french double doors to Conservatory.



### Conservatory

12' 5" x 9' 3" (3.78m x 2.82m) UPVC double glazed french double doors to garden.

### Cloakroom

Fitted with two piece comprising, wash hand basin, low-level WC and heated towel rail.



### Fitted Kitchen

8' 7" x 8' 1" (2.62m x 2.46m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with mixer tap with tiled splashbacks, plumbing for automatic washing machine, fitted electric oven, built-in four ring ceramic hob with pull out extractor hood over, uPVC double glazed window to rear aspect, door to Utility Room.





### Utility Room

UPVC double glazed window to rear aspect, radiator, uPVC double glazed door to garden, door to Office.



### Office

UPVC opaque double glazed window to front aspect, radiator.

## First Floor

### Landing

UPVC opaque double glazed window to side aspect, loft hatch, doors to all Bedrooms and Shower Room.

### Master Bedroom

13' 2" x 10' 0" (4.01m x 3.05m) UPVC double glazed window to front aspect, two radiators.





### Second Bedroom

9' 3" x 8' 0" (2.82m x 2.44m) UPVC double glazed window to rear aspect, radiator.



### Third Bedroom

10' 1" x 6' 3" (3.07m x 1.91m) UPVC double glazed window to front aspect, radiator.



### Shower Room

Fitted with three piece suite comprising shower cubicle with fitted power shower, pedestal wash hand basin and low-level WC tiled surround, uPVC opaque double glazed window to rear aspect, radiator with wall mounted gas combination boiler serving heating system and domestic hot water.



## Outside

### Front and Rear Gardens

Established front and rear gardens with a variety of shrubs, block paved driveway to the front car parking space for several cars, mainly laid to lawn. 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 TBC

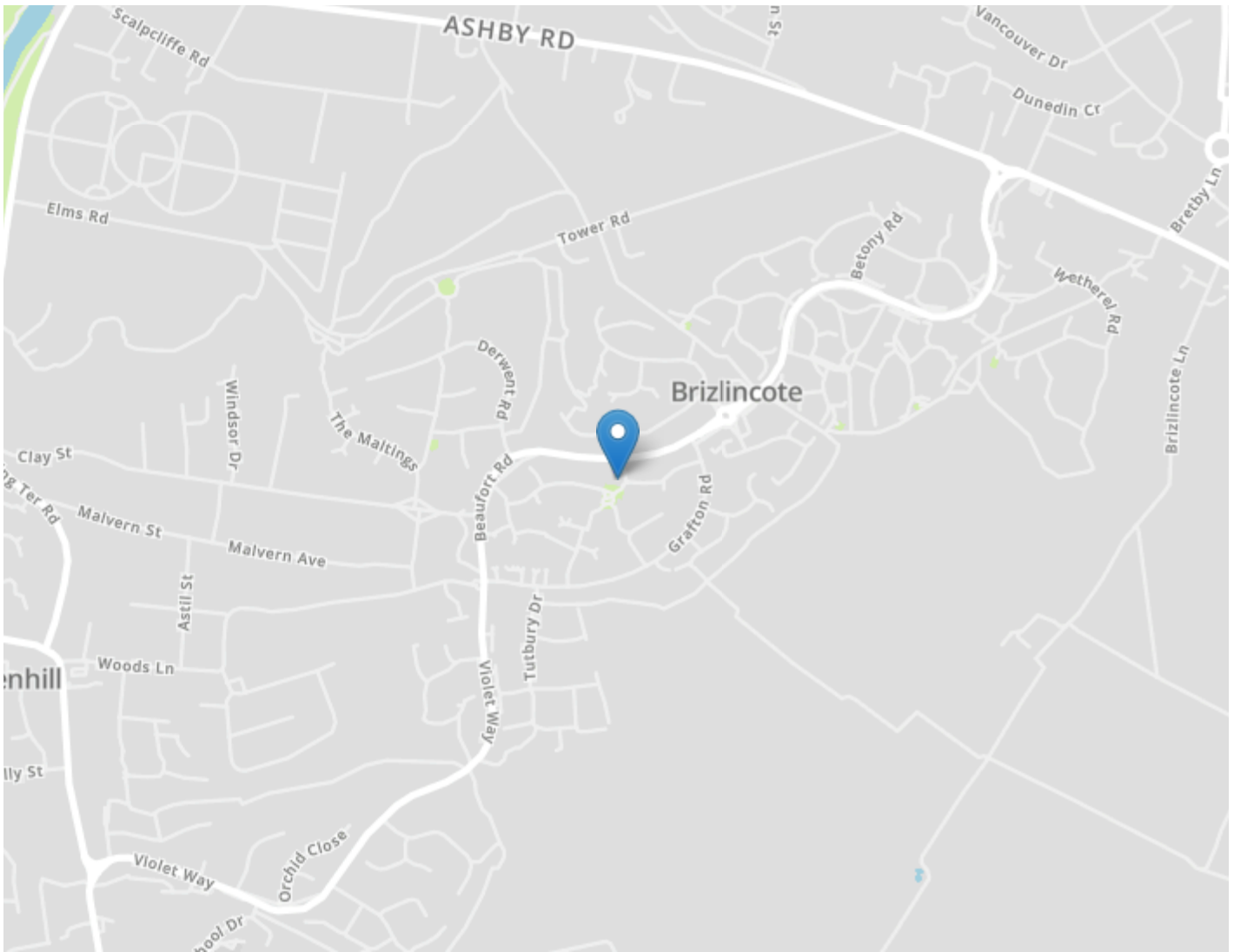


Ground Floor









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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.