



Crew Partnership

Burton • Estate • Agents



**6 BUTTERCUP CLOSE
STAPENHILL
BURTON-ON-TRENT
DE15 9JZ**

A FAMILY HOME WITH 4 BEDROOMS, 2 BATHROOMS AND GARAGE! Entrance Hall, CLOAKROOM, Fitted Kitchen, Lounge/Dining Room. Landing, 3 Bedrooms and a Family Bathroom. Second Floor consists of a 15ft MASTER BEDROOM + EN-SUITE SHOWER ROOM. UPVC DG + GCH. Front and Rear Gardens. Driveway to the side leading to a Garage. QUIET CUL-DE-SAC LOCATION!

£235,000 FREEHOLD

7-8 New Street, Burton-on-Trent, Staffordshire, DE14 3QN

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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, stairway galleried first floor landing, doors to Cloakroom, Fitted Kitchen and Lounge/Dining Room.



Cloakroom

Fitted with two piece suite comprising, wash hand basin, low-level WC and extractor fan, tiled splashbacks, radiator.



Fitted Kitchen

12' 7" x 7' 7" (3.84m x 2.31m) 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, integrated larger fridge and freezer, plumbing for automatic washing machine, fitted electric oven, built-in four ring ceramic hob with extractor hood over, uPVC double glazed window to front aspect, radiator with wall mounted concealed gas combination boiler serving heating system and domestic hot water, uPVC double glazed opaque door to side.



Lounge/Dining Room

15' 0" x 13' 6" (4.57m x 4.11m) UPVC double glazed window to rear aspect, coal effect electric fireplace set in feature surround, radiator, uPVC double glazed french double doors to garden.



First Floor

Landing

Doors to three Bedrooms, Family Bathroom and a Lobby.

Second Bedroom

10' 4" x 8' 7" (3.15m x 2.62m) UPVC double glazed window to front aspect, radiator.



Third Bedroom

10' 3" x 8' 6" (3.12m x 2.59m) UPVC double glazed window to rear aspect, radiator.



Fourth Bedroom

6' 6" x 6' 6" (1.98m x 1.98m) UPVC double glazed window to rear aspect, radiator.



Family Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, extractor fan, shaver point, uPVC opaque double glazed window to side aspect.



Lobby

UPVC double glazed window to front aspect, stairs leading to second floor.

Second Floor

Master Bedroom

15' 0" x 12' 9" (4.57m x 3.89m) UPVC double glazed dormer window to front aspect, fitted with a range of wardrobes, radiator, door to En-Suite Shower Room.



En-Suite Shower Room



Fitted with three piece suite comprising tiled shower enclosure with fitted power shower and folding glass screen, pedestal wash hand basin, low-level WC and heated towel rail, extractor fan, shaver point tiled splashbacks, double glazed velux window to rear aspect, ceramic tiled flooring.

Outside

Front and Rear Gardens

Established gardens with a variety of shrubs and trees, mainly laid to lawn, gated side access, driveway to the side leading to garage. Sun patio seating area.



Additional Information

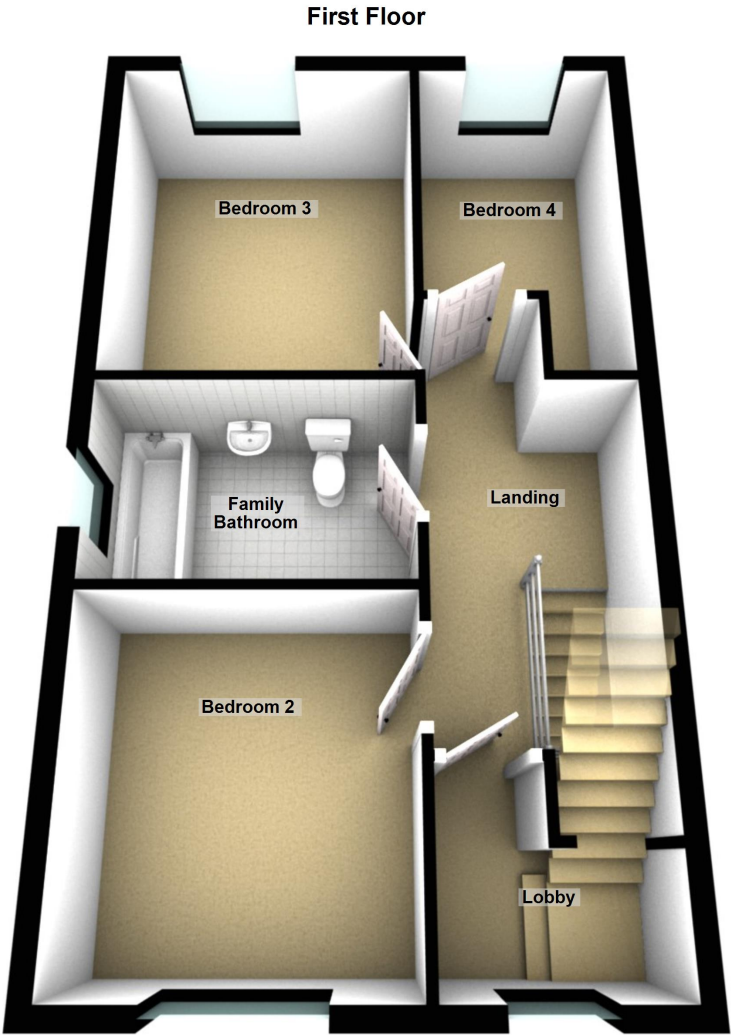
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

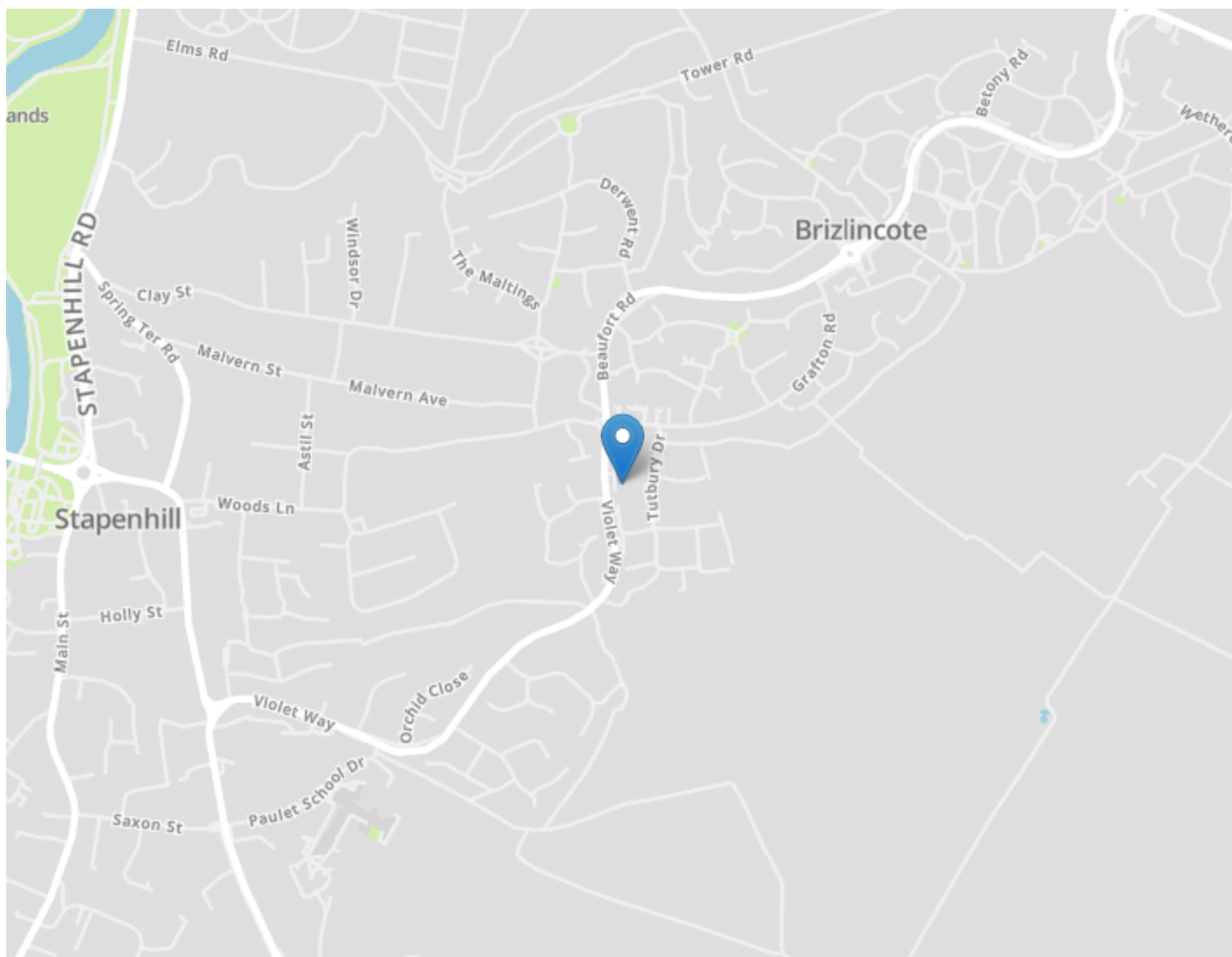
Ground Floor





Second 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.