



# Crew Partnership

Burton • Estate • Agents



**27 GENISTA CLOSE  
BRIZLINCOTE VALLEY  
BURTON-ON-TRENT  
DE15 9HH**

3 BED DETACHED + CONSERVATORY + GARAGE! Porch, Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Conservatory. Landing, 3 Bedrooms and Bathroom. UPVC DG + GCH. Driveway to Garage. Enclosed Rear Garden. QUIET CUL-DE-SAC LOCATION

**£240,000 FREEHOLD**

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**

#### **Porch**

UPVC double glazed double doors to front, door to Entrance Hall.

#### **Entrance Hall**

UPVC double glazed window to side aspect, radiator, coving to ceiling, stairway to galleried first floor landing, door to Lounge.





### Lounge

14' 9" x 12' (4.50m x 3.66m) UPVC double glazed window to front aspect, gas fire set in feature surround, double radiator, coving to ceiling, door to Dining Room.



### Dining Room

11' x 7' 8" (3.35m x 2.34m) Double radiator, laminate flooring, wood panelled walls, coving to ceiling, open plan to Fitted Kitchen, double doors to Conservatory.





### Fitted Kitchen

11' x 7' 8" (3.35m x 2.34m) Refitted with a matching range of base and eye level cupboards, 1 1/2 bowl stainless steel sink unit with tiled splashbacks, plumbing for automatic washing machine, space for fridge, fitted electric oven, built-in four ring gas hob with extractor hood over with wall mounted gas radiator heating boiler concealed serving heating system and domestic hot water, laminate flooring, uPVC double glazed door to garden.



### Conservatory

12' 7" x 7' (3.84m x 2.13m) Half brick construction with uPVC double glazed windows, vent windows, polycarbonate roof and ceiling fan, radiator, ceramic tiled flooring, uPVC double glazed french double doors to garden.





## First Floor

### Landing

UPVC double glazed window to side with views of school playing field, coving to ceiling, loft hatch, doors to all Bedrooms and Bathroom.



### Master Bedroom

14' x 9' 5" (4.27m x 2.87m) UPVC double glazed window to rear aspect with views of school playing field, radiator, coving to ceiling.



### Second Bedroom

11' 9" x 8' 8" (3.58m x 2.64m) UPVC double glazed window to front aspect, radiator, coving to ceiling.



### Third Bedroom

8' 4" x 7' (2.54m x 2.13m) UPVC double glazed window to front aspect, radiator, coving to ceiling.



### Bathroom

Refitted with three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin and low-level WC, heated towel rail, extractor fan, uPVC opaque double glazed window to rear aspect, laminate flooring, coving to ceiling.





Outside

Front and Rear Gardens

Established front and rear gardens with a variety of shrubs, mainly laid to lawn, driveway for one vehicle to the side leading to garage. Sun patio with timber and decking.

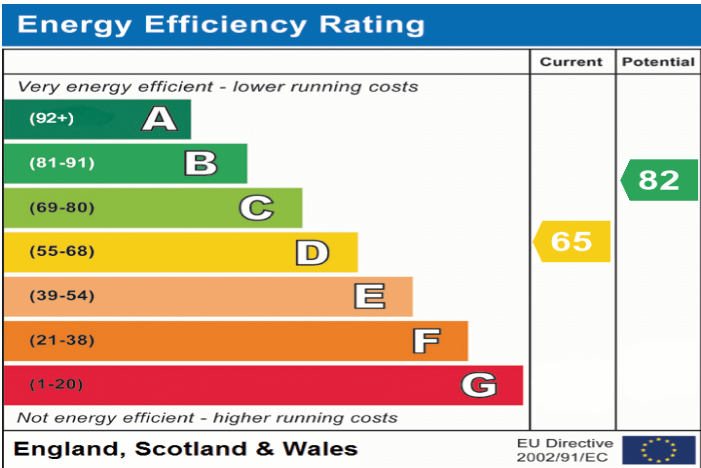


Additional information

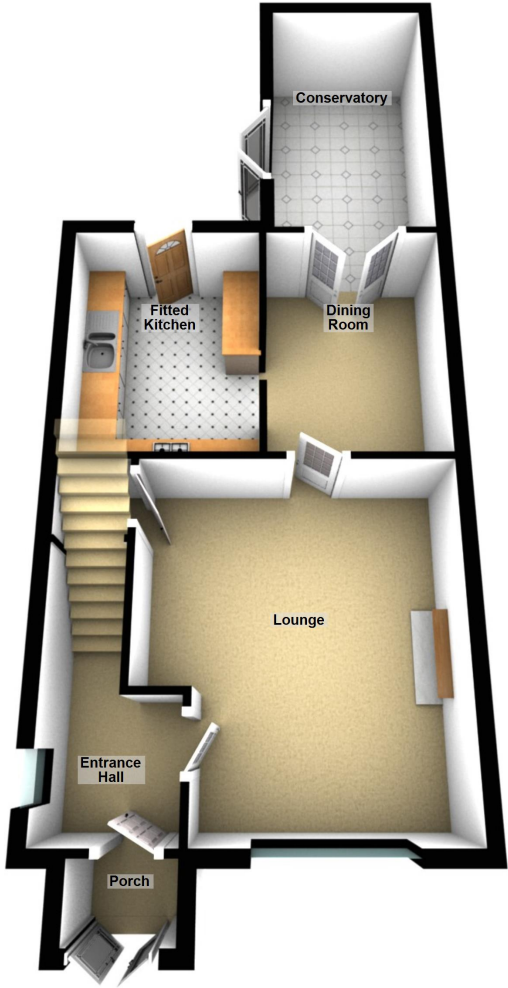
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

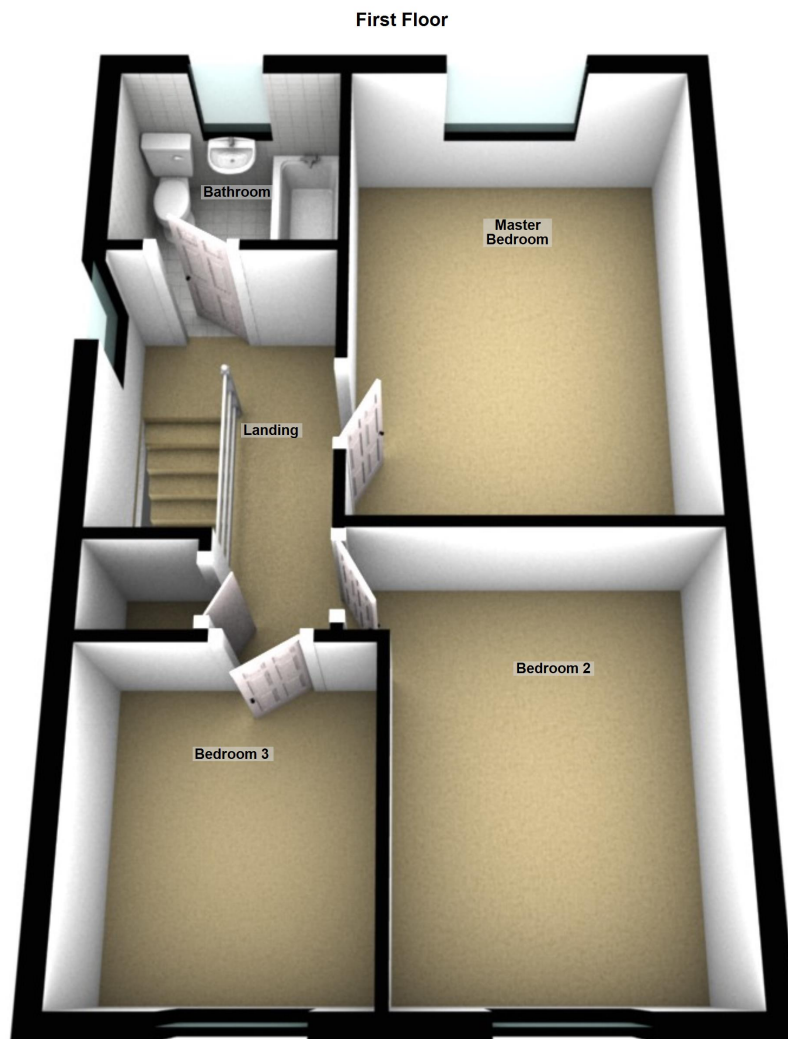
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC

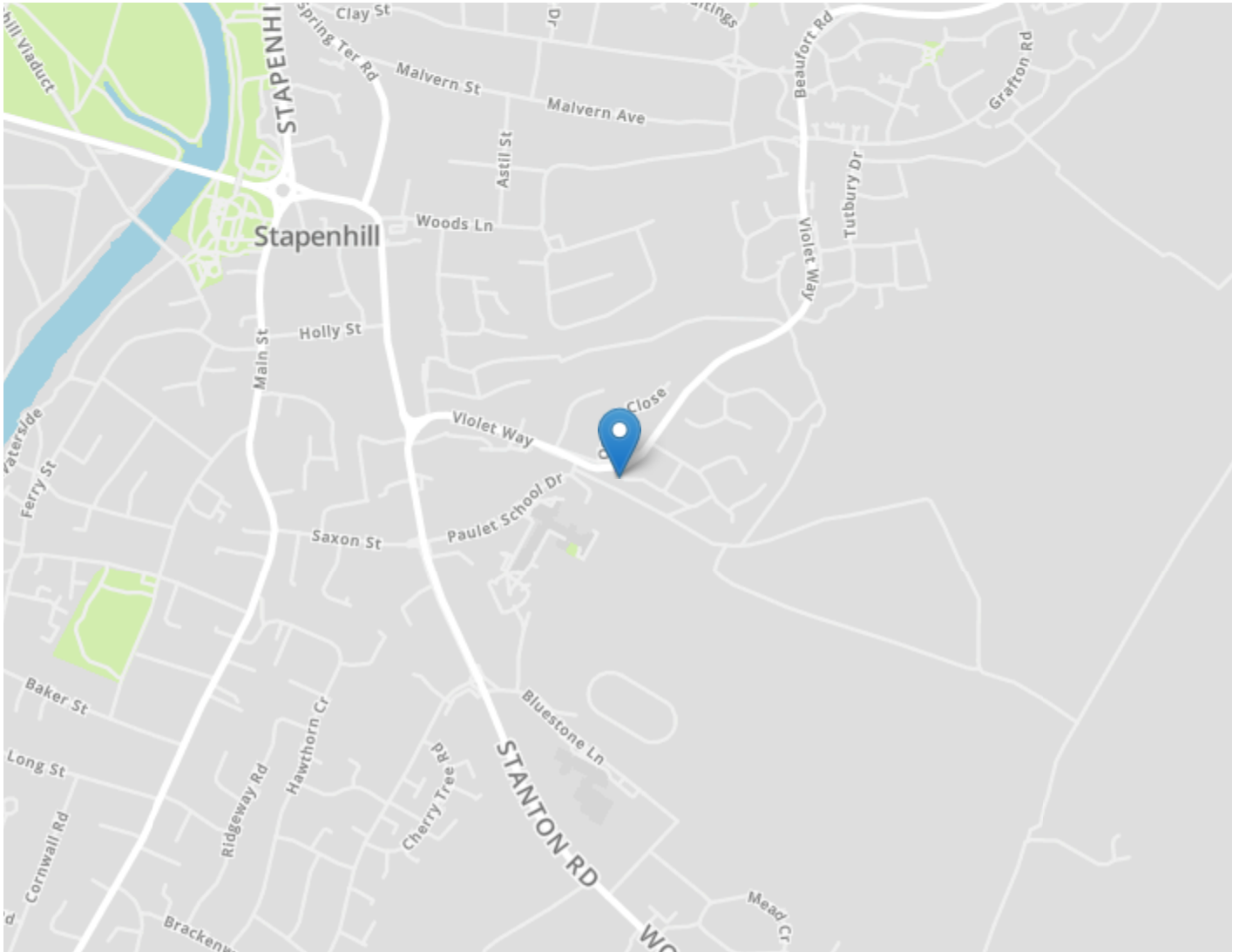


Ground Floor









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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.