



# Crew Partnership

Burton · Estate · Agents



**10 SORREL DRIVE  
WOODVILLE  
SWADLINCOTE  
DE11 7JS**

**3 BED FAMILY HOME IN POPULAR VILLAGE AND WITH NO UPWARD CHAIN!**  
Entrance Hall, Lounge, REFITTED KITCHEN/DINING ROOM. Landing, 3  
Bedrooms and a Shower Room. UPVC + GCH. Front and Rear Gardens. Driveway  
to the side. VIEWING RECOMMENDED

**£205,000 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 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 to galleried first floor landing, double glazed opaque door to front, door to Lounge.



### **Lounge**

14' 5" x 11' 4" (4.39m x 3.45m) UPVC double glazed bow window to front aspect, coal effect electric fire set in feature surround, double radiator, door to Kitchen/Kitchen/Dining Room.



### **Kitchen/Dining Room**

14' 5" x 10' 6" (4.39m x 3.20m) Refitted with a matching range of base and eye level cupboards with round edged worktops, 1+1/2 bowl stainless steel sink unit with tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, fitted electric fan assisted double, built-in four ring ceramic hob with extractor hood over, uPVC double glazed window to rear aspect, radiator with wall mounted gas combination boiler serving heating system and domestic hot water, uPVC double glazed french double door to garden.



### **First Floor**

#### **Landing**

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

#### **Master Bedroom**

12' 4" x 8' 2" (3.76m x 2.49m) UPVC double glazed window to rear aspect, fitted bedroom suite with a range of wardrobes with overhead storage, dressing table with drawers, radiator.



### Second Bedroom

11' 0" x 7' 9" (3.35m x 2.36m) UPVC double glazed window to front aspect, radiator.



### Third Bedroom

7' 7" x 6' 3" (2.31m x 1.91m) UPVC double glazed window to rear aspect, radiator.

### Shower Room

Fitted with three piece suite comprising shower enclosure with fitted electric shower and glass screen, pedestal wash hand basin with tiled surround and low-level WC, uPVC double glazed window to front aspect, radiator.



## Outside

### Front and Rear Gardens

Established front and rear gardens with a variety of shrubs and trees, driveway to the side car parking space two cars, mainly laid to lawn, outside cold water tap, gated side access. Sun patio seating area.



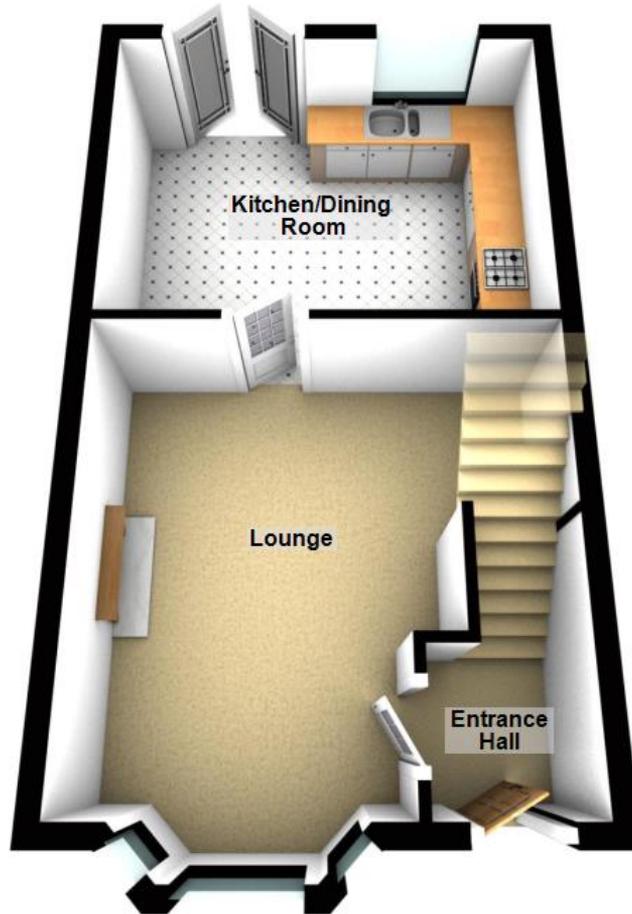
### Additional Information

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.

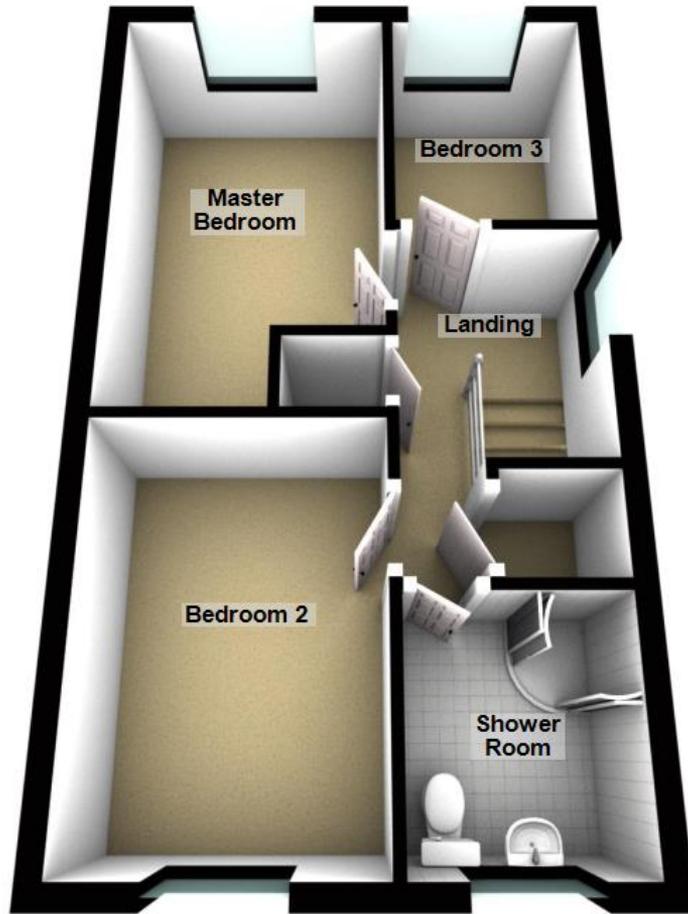
Local Authority/Tax Band: South Derbyshire Borough Council / Tax Band B

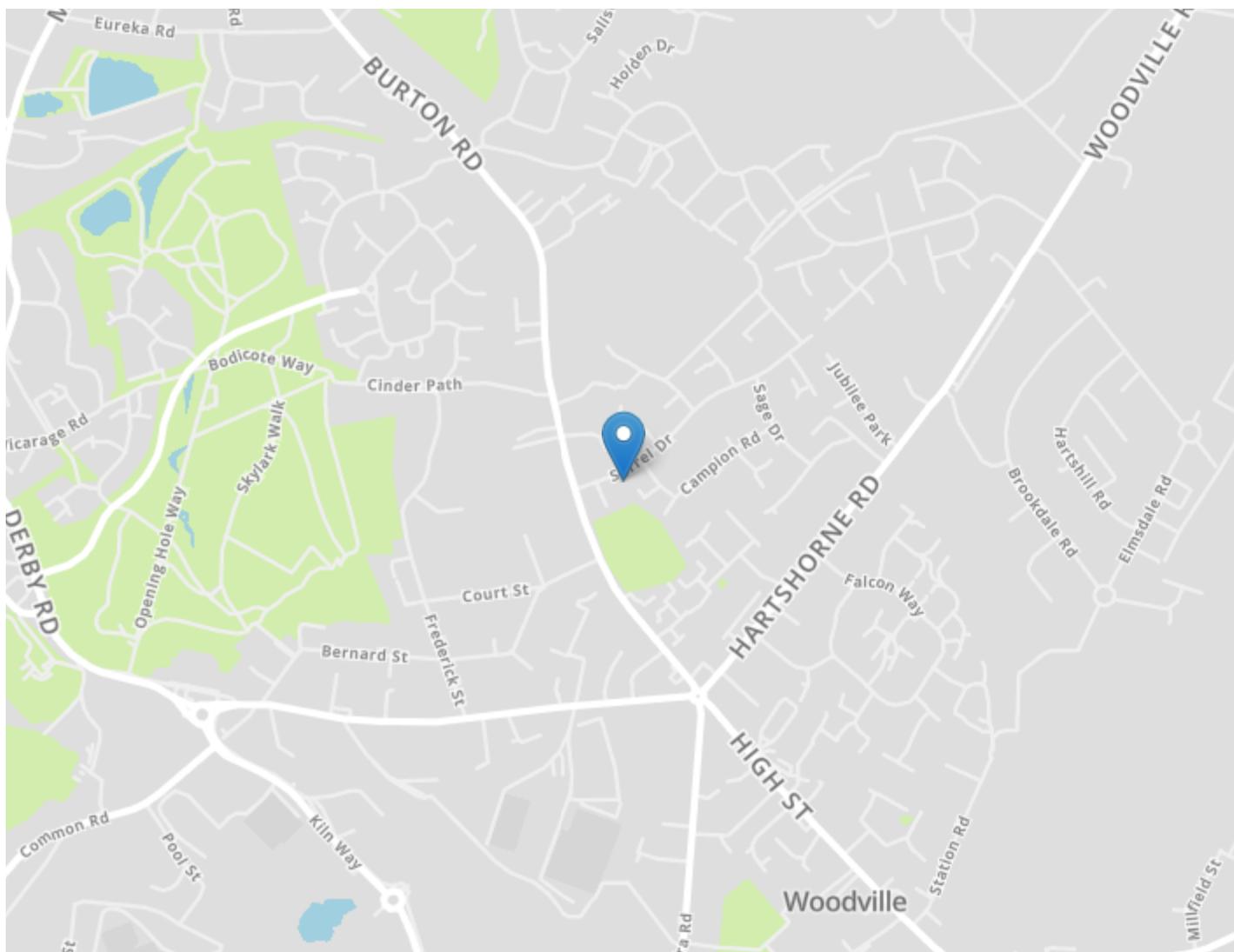
### Ground Floor



For use by Crew Partnership only  
Plan produced using PlanUp.

### 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.