



# Crew Partnership

Burton • Estate • Agents



**2 HILL CREST ROAD  
TATENHILL  
BURTON-ON-TRENT  
DE13 9GN**

BEAUTIFULLY PRESENTED AND NEARLY NEW FAMILY HOME IN A POPULAR VILLAGE LOCATION! Entrance Hall, Cloakroom, Lounge, KITCHEN/DINING ROOM and Utility Room. Landing, MASTER BEDROOM + EN-SUITE SHOWER ROOM, 2 further Bedrooms and a Family Bathroom. UPVC DG + GCH. Driveway to the side leading to GARAGE. Overlooking the park. VIEWING HIGHLY RECOMMENDED

**£325,000 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

Laminate flooring, radiator, stairs leading to first floor landing, doors to Cloakroom, Lounge and Kitchen/Dining Room.



### Lounge

17' 11" x 10' 9" (5.46m x 3.28m) Two UPVC double glazed windows to side aspect and another to the front aspect, two radiators.



### Kitchen/Dining Room

17' 11" x 9' 2" (5.46m x 2.79m) 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, built-in fridge/freezer and dishwasher, fitted electric fan assisted oven with extractor, UPVC double glazed windows to front and side aspects, radiator, UPVC double glazed double doors to Garden, door to Utility Room.



### Utility Room

Fitted with a matching range of base units with worktop space over, stainless steel sink unit, plumbing for washing machine, vent for tumble dryer, radiator, UPVC double glazed door to Driveway, door to under-stairs storage cupboard.



### First Floor

#### Landing

Loft hatch, UPVC double glazed window to side aspect, doors to all Bedrooms and Family Bathroom.

### Master Bedroom

13' 0" x 9' 7" (3.96m x 2.92m) UPVC double glazed window to rear aspect, radiator, fitted double wardrobe with sliding doors, door to En-Suite Shower Room.



### Second Bedroom

10' 5" x 9' 11" (3.17m x 3.02m) UPVC double glazed windows to front and side aspects, radiator.



### Third Bedroom

10' 5" x 7' 0" (3.17m x 2.13m) UPVC double glazed window to side aspect, radiator.



### **Family Bathroom**

Fitted with three piece suite comprising bath with shower over and folding glass screen, pedestal wash hand basin and low-level WC, tiled surround, frosted UPVC double glazed window to side aspect, towel radiator.



## Outside

### Front and Rear Gardens

Front garden mainly laid to lawn with a path leading to the door. Tarmacked Driveway providing parking for several cars leading to the Garage. Gated access to secure garden, mainly laid to lawn with paved seating area and bordered by a garden wall.

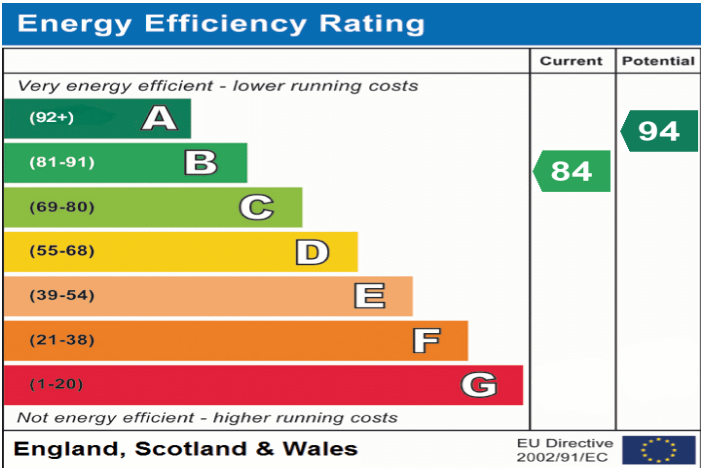


### Additional Information

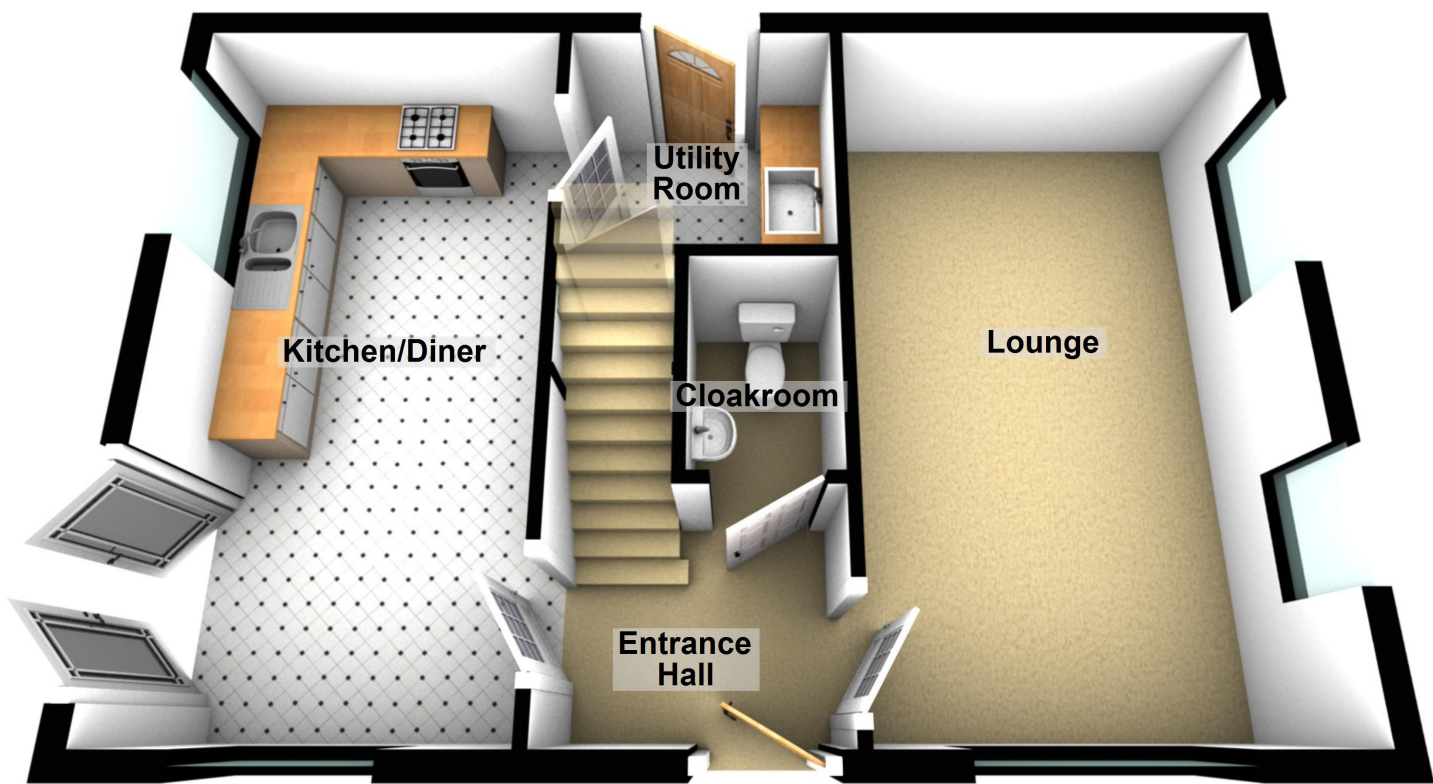
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

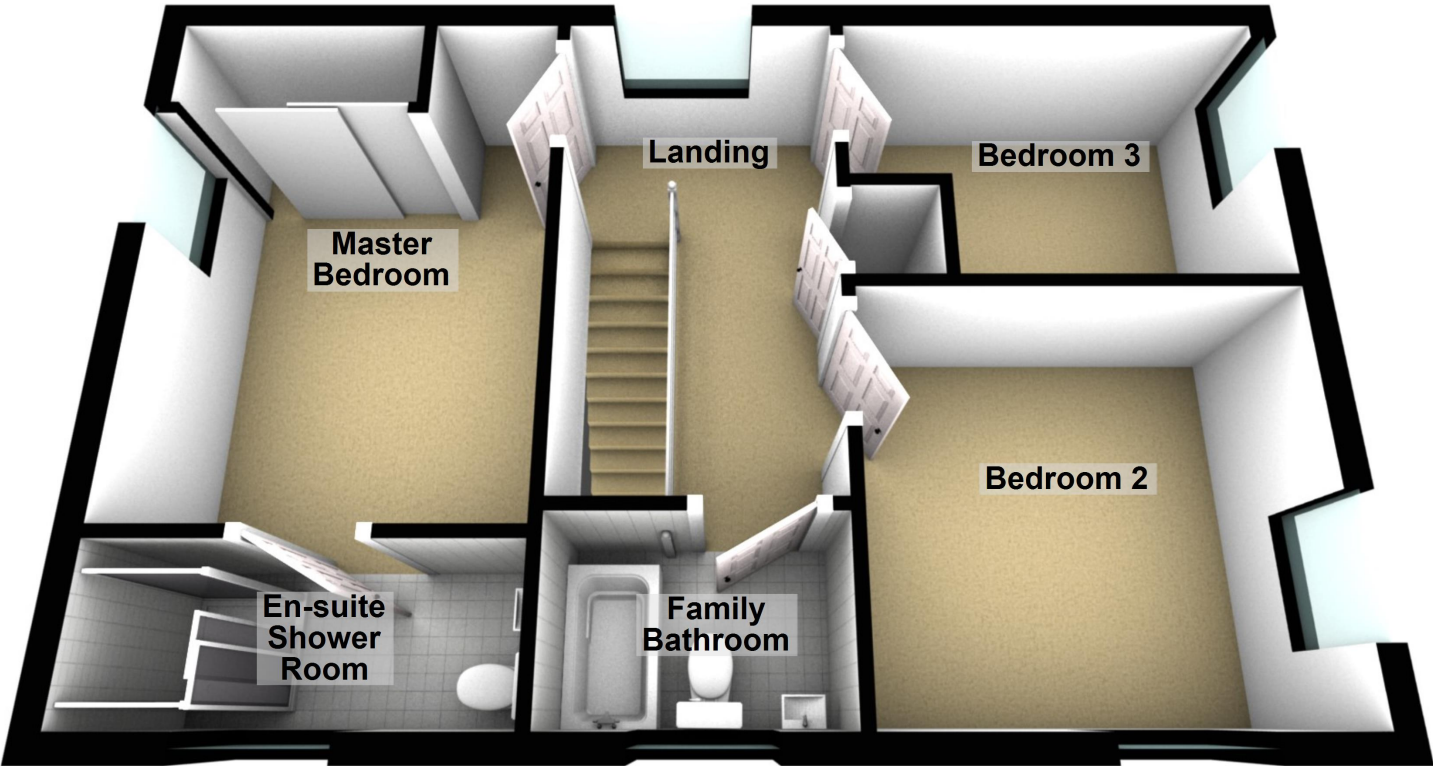
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC

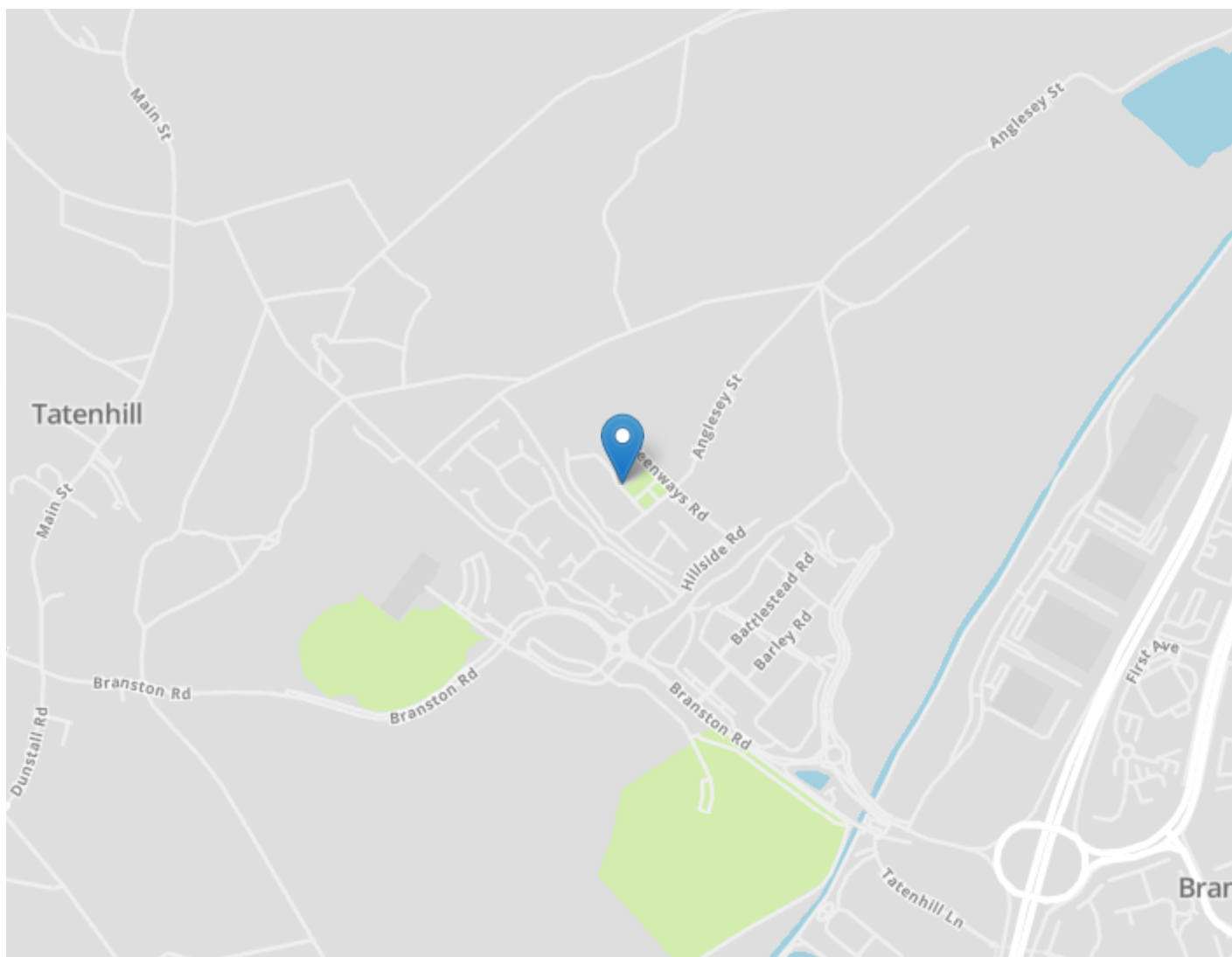


Ground Floor



First Floor





#### 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.

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.