



# Crew Partnership

Burton • Estate • Agents



**14 BRACKENWOOD ROAD  
STAPENHILL  
BURTON-ON-TRENT  
DE15 9PX**

3 BED FAMILY HOME WITH A GARAGE, A CONSERVATORY AND NO UPWARD CHAIN! Porch, Entrance Hall, 19ft Lounge/Dining Room, Conservatory, Kitchen and Rear Porch. Landing, 3 Bedrooms and a Shower Room. UPVC DG + Electric Heating. Double width Driveway to front leading to Garage. POPULAR VILLAGE LOCATION

**£180,000 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 window to front aspect, uPVC double glazed window to side aspect, uPVC double glazed door to front, door to Entrance Hall.



#### Entrance Hall

Stairway to first floor landing, door to Lounge/Dining Room.



### Lounge/Dining Room

19' 5" x 10' 2" (5.92m x 3.10m) Coal effect electric fire set in stone built surround, electric storage heater, patio door to Conservatory, door to Kitchen.



### Conservatory

9' 4" x 9' 1" (2.84m x 2.77m) Half brick construction with uPVC double glazed windows and polycarbonate roof, laminate flooring, uPVC double glazed french double doors to garden.



### Kitchen

11' 2" x 8' 8" (3.40m x 2.64m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated fridge/freezer, plumbing for automatic washing machine, space for cooker, uPVC double glazed window to rear aspect, uPVC double glazed opaque door to Rear Porch.



### Rear Porch

Door to garden, door to Garage.

### First Floor

### Landing

Loft hatch, doors to all Bedrooms, Bathroom and a storage cupboard.

### Master Bedroom

12' 0" x 11' 0" (3.66m x 3.35m) UPVC double glazed window to front aspect, fitted with a range of wardrobes, electric storage heater.



### Second Bedroom

12' 4" x 8' 9" (3.76m x 2.67m) UPVC double glazed window to rear aspect, fitted with a range of wardrobes, electric storage heater.



### Third Bedroom

11' 0" x 6' 4" (3.35m x 1.93m) UPVC double glazed window to front aspect, single radiator electric storage heater, door to storage cupboard.



### Shower Room

Fitted with three piece suite comprising pedestal wash hand basin, double shower enclosure with fitted electric shower and low-level WC, two uPVC opaque double glazed windows to rear aspect, electric storage heater.



## Outside

### Front and Rear Gardens

Established front and rear gardens with a variety of shrubs, mainly laid to lawn, driveway to the front leading to garage and car parking space for two cars, outside cold water tap. Paved sun patio seating area.

GARAGE. With power and light connected, double door to front, door to storage cupboard.



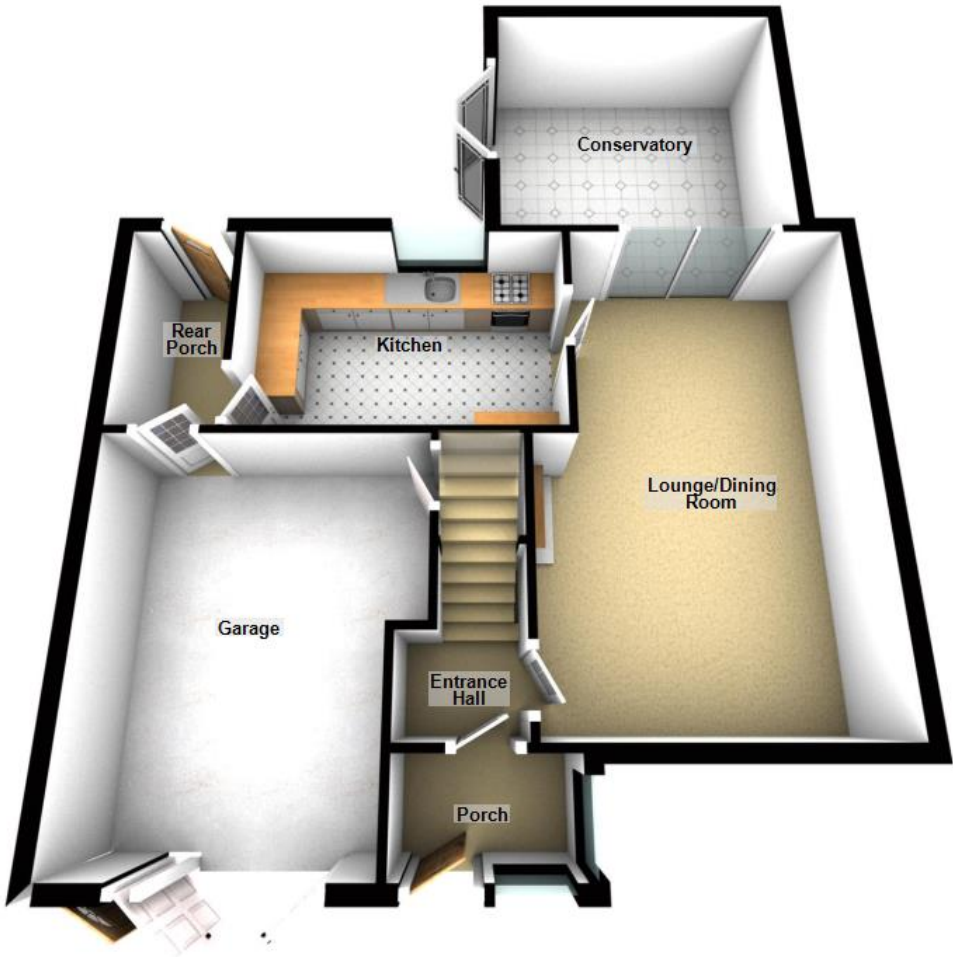
### Additional Information

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

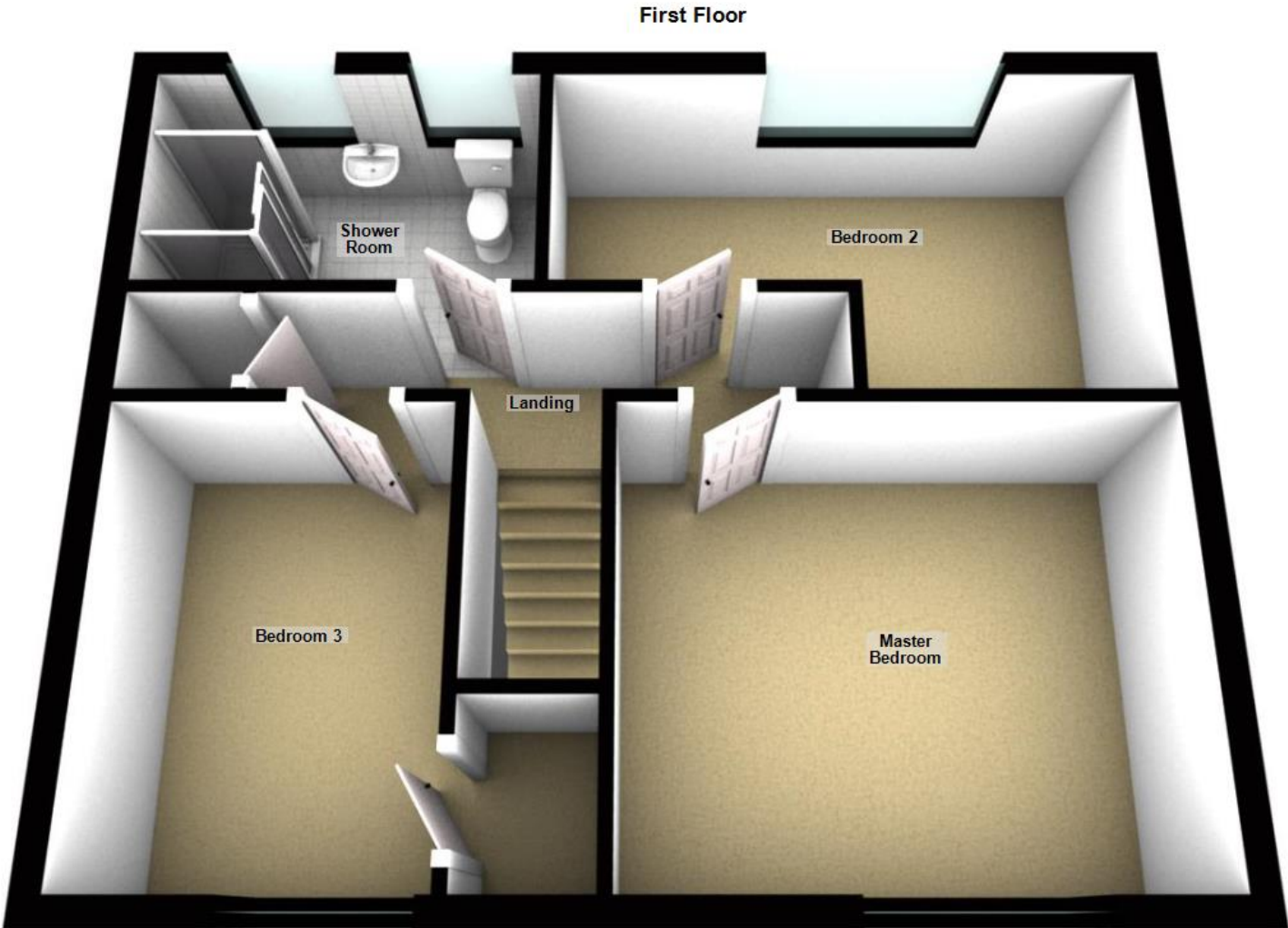
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

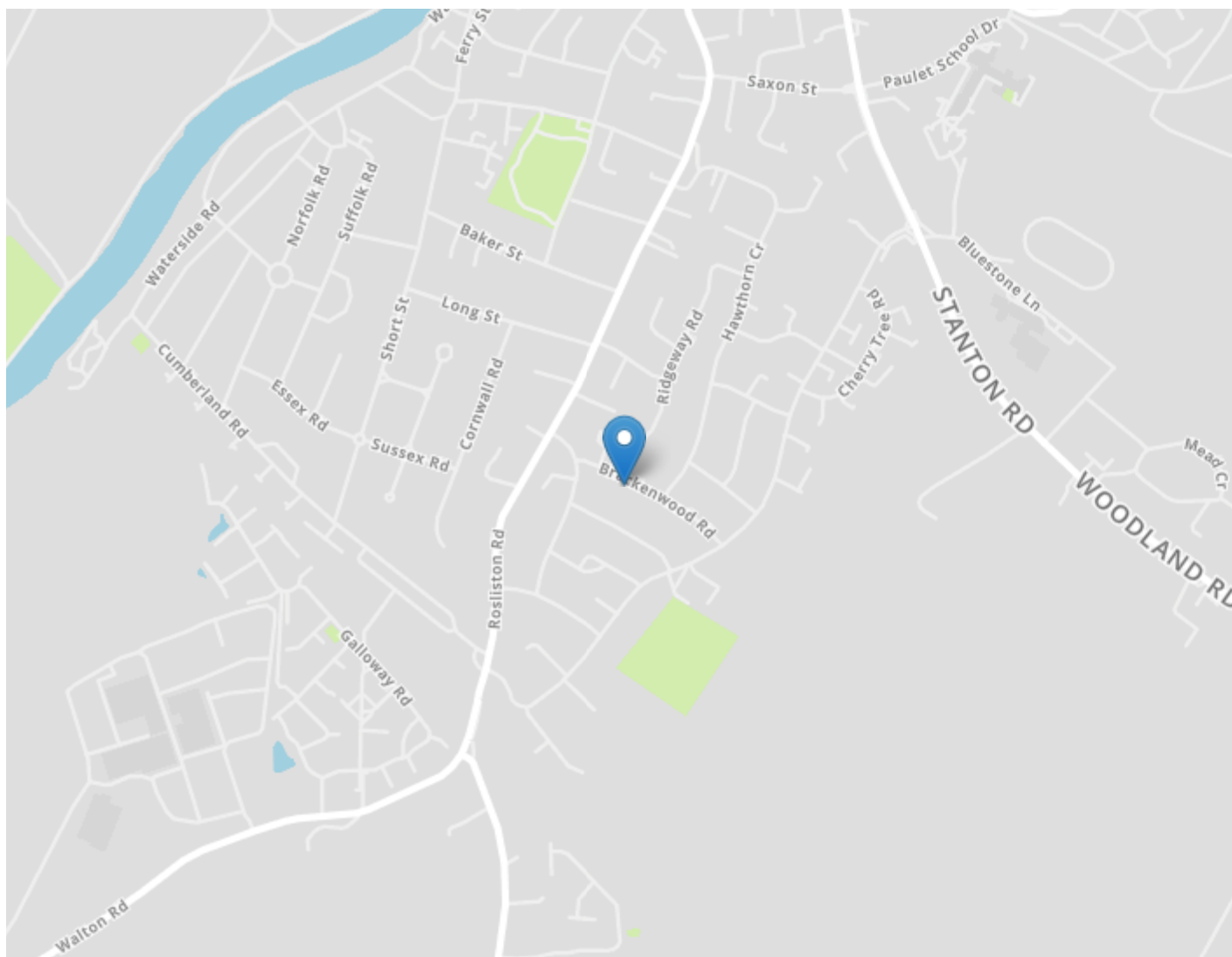
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC

Ground Floor



For use by Crew Partnership only  
Plan produced using PlanUp.





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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.