



# Crew Partnership

Burton • Estate • Agents



**44 FOREST ROAD  
BURTON-ON-TRENT  
DE13 9TW**

HEAVILY EXTENDED 3 BED FAMILY HOME + LOFT ROOM + CLOAKROOM + PARKING TO THE REAR! Lounge, Dining Room, Fitted Kitchen, Conservatory and a Cloakroom. Landing, 3 Bedrooms and a Shower Room, Separate Bath. Loft Room. Fully double glazed with triple glazing to the front. Front and a Private Rear Garden. Entry Way to the side. Parking to the rear. John Taylor School Catchment Area. A VERY POPULAR ROAD

**£200,000 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

#### Lounge

15' 6" x 11' 10" (4.72m x 3.61m) UPVC triple glazed window to front aspect with fitted shutters, radiator, solid oak floor, double door to Dining Room.





### Dining Room

12' 5" x 11' 10" (3.78m x 3.61m) UPVC double glazed window to rear aspect, double radiator, solid oak floor, stairs leading to first floor landing, double doors to Fitted Kitchen.



### Fitted Kitchen

20' 9" x 7' 5" (6.32m x 2.26m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with mixer tap, plumbing for washing machine, dishwasher, vent for tumble dryer, space for fridge freezer, double radiator, uPVC double glazed window to side aspect, tiled flooring, uPVC double door to Entry Way. Open plan to Conservatory.



### Conservatory

12' 9" x 11' 3" (3.89m x 3.43m) Two uPVC frosted double glazed windows to both side aspects, uPVC double glazed window to rear aspect, fitted swiss blinds, tiled flooring, uPVC double glazed double door to garden, door to Cloakroom.



### Cloakroom

UPVC frosted double glazed window to side aspect with fitted swiss blinds, fitted with two piece suite comprising, vanity wash hand basin with mixer tap and low-level WC, tiled splashback, tiled flooring, door, uPVC double door to Court Yard.



### First Floor

#### Landing

Radiator, doors to all Bedrooms and Shower Room.



### Master Bedroom

13' 6" x 12' 6" (4.11m x 3.81m) UPVC triple glazed window to front aspect, radiator.



### Second Bedroom

13' 10" x 7' 7" (4.22m x 2.31m) UPVC double glazed window to rear aspect, radiator, door to storage cupboard, bath.



### Third Bedroom

7' 9" x 7' 4" (2.36m x 2.24m) Skylight to rear aspect, radiator, stairs leading to second floor.



### Shower Room

Fitted with three piece suite comprising shower cubicle with electric shower, pedestal wash hand basin and low-level WC tiled surround, uPVC double glazed window to rear, heated towel rail, radiator, vinyl flooring.



### Second Floor

#### Loft Room

13' 6" x 10' 0" (4.11m x 3.05m) Skylight to rear aspect, laminate flooring.





## Outside

### Front and Rear Gardens

A walled front garden laid to paving leads to the property and to the Side Entry Way.

Private rear garden laid mainly to paving providing a low maintenance garden area. Plenty of seating areas and hardstanding for garden shed. Gated rear access to a gravelled parking area for two cars. Private (resident only) access road to the rear.

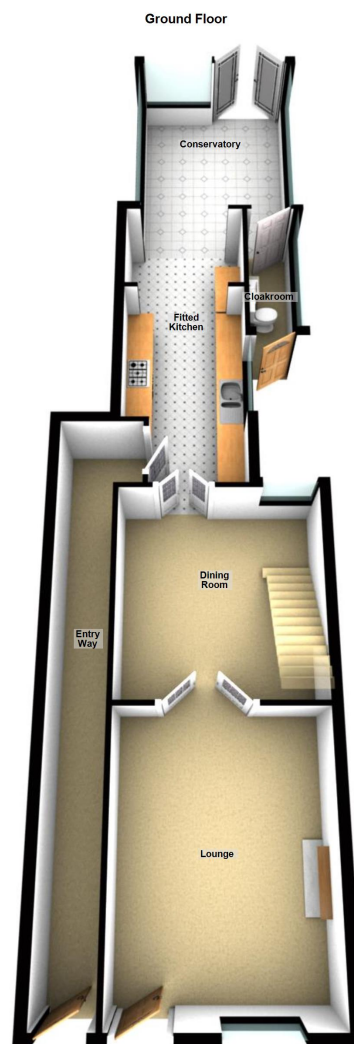


### Additional information

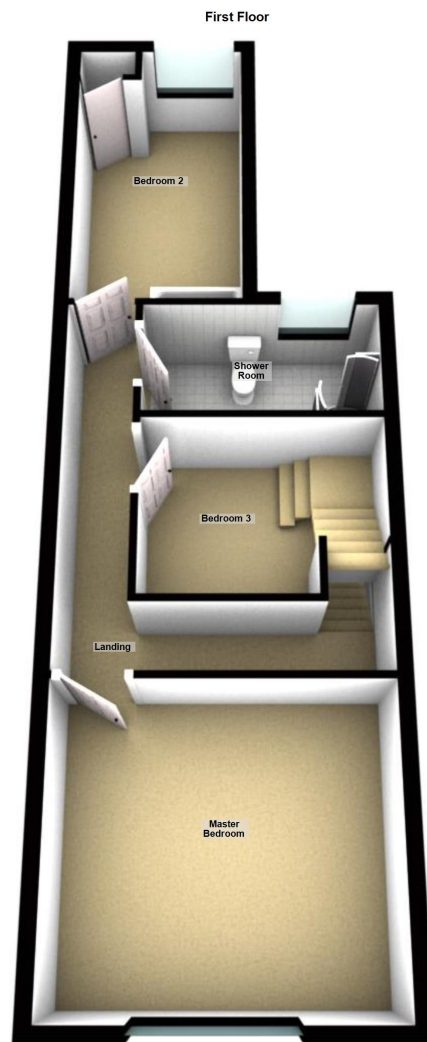
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

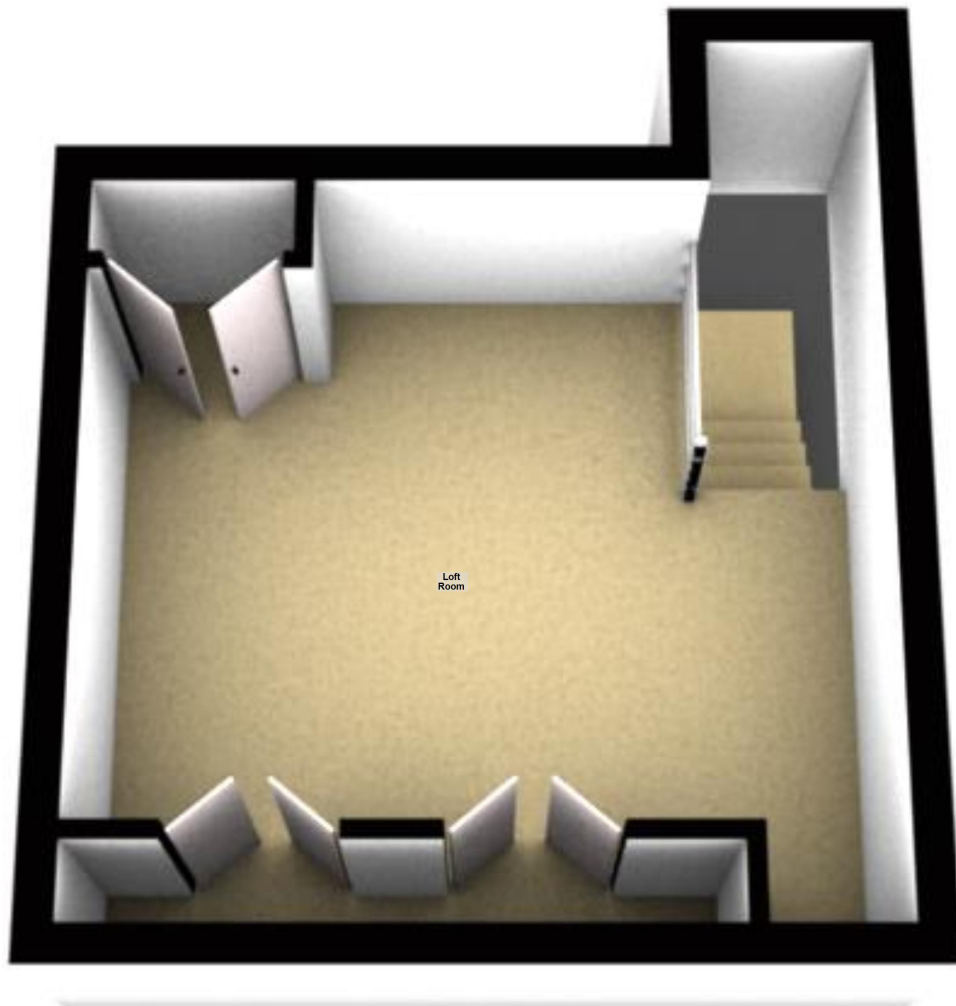
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A



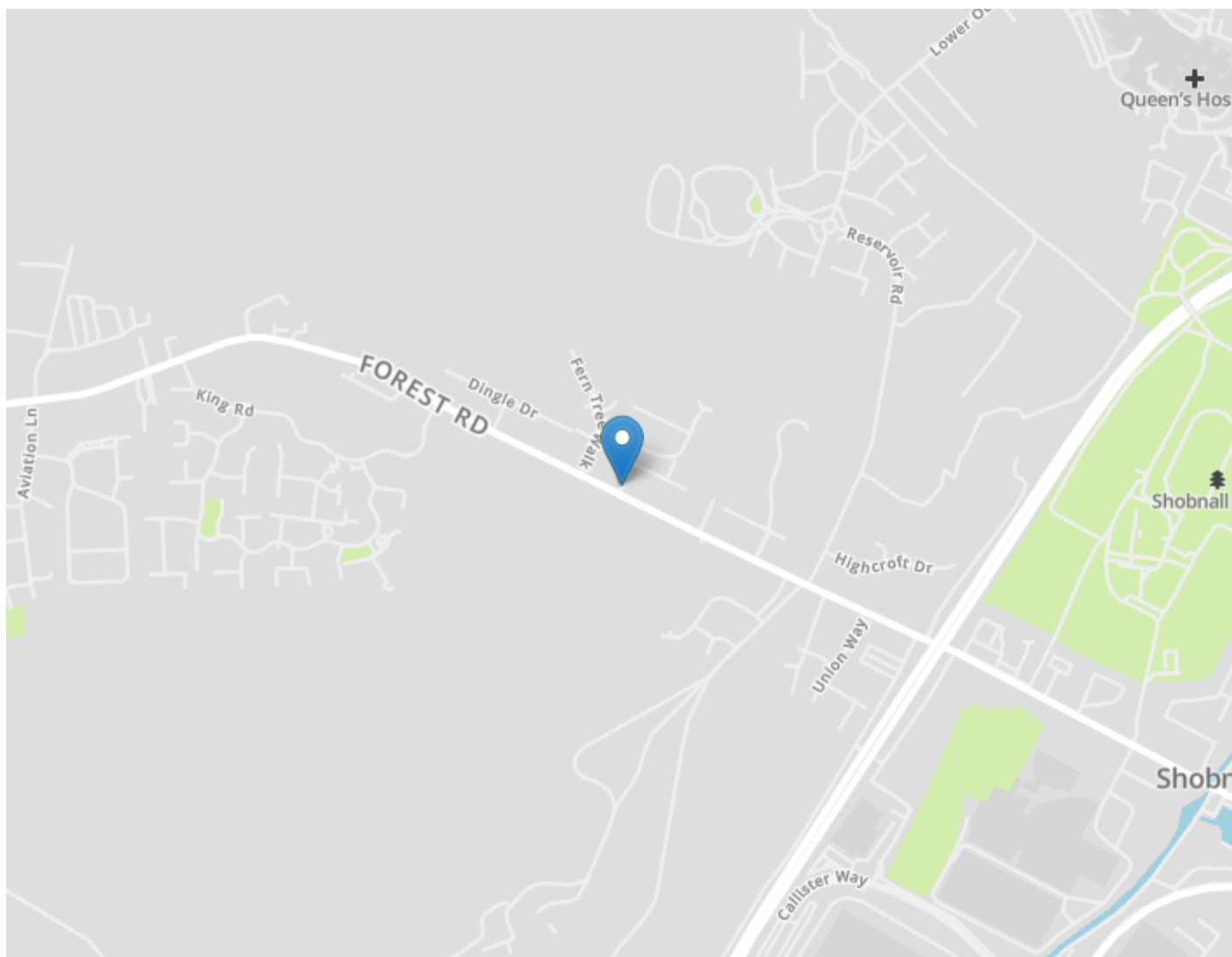




Second Floor







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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.