



Crew Partnership

Burton · Estate · Agents



**191 SHOBNALL STREET
BURTON-ON-TRENT
DE14 2HN**

2 DOUBLE BEDROOMS + 2 TOILETS + ATTIC ROOM! Lounge, Dining Room open plan to Fitted Kitchen, Rear Lobby, Downstairs Bathroom. Landing, 2 Bedrooms, First Floor Toilet. Attic Room. UPVC DG + GCH. Front and Rear Gardens. Popular Road. NO UPWARD CHAIN!

£150,000 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' 0" Max x 11' 11" (4.57m x 3.63m) UPVC double glazed window to front aspect, fireplace, double radiator, uPVC double glazed door to front, doors to Dining Room, and under-stairs cupboard.



Dining Room

11' 1" x 11' 2" (3.38m x 3.40m) Double radiator, tiled flooring, open plan to Fitted Kitchen, UPVC double glazed door to rear garden, stairs leading to first floor landing.



Fitted Kitchen

11' 2" x 5' 10" (3.40m x 1.78m) 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, washing machine, fitted electric fan assisted oven, built-in four ring hob with extractor hood, uPVC double glazed window to side aspect, tiled flooring, door to Rear Lobby.



Rear Lobby

UPVC double glazed door to rear garden, door to Bathroom.

Bathroom

Fitted with three piece suite comprising bath with shower attachment, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC double glazed window to side aspect, radiator.



First Floor

Landing

Stairs leading to second floor landing, doors to both Bedrooms and a Toilet.

Master Bedroom

11' 11" x 11' 9" (3.63m x 3.58m) UPVC double glazed window to front aspect, radiator.



Second Bedroom

11' 9" x 8' 6" Max (3.58m x 2.59m) UPVC double glazed window to rear aspect, doors to two storage cupboards and open plan to a shelved storage cupboard.



Toilet

Fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback, radiator, laminate flooring.



Second Floor

Landing

Door to Attic Room.

Attic Room

10' 4" x 10' 2" (3.15m x 3.10m) Skylight, door to storage cupboard within the eaves, open plan additional storage within the opposite eaves.



Outside

Front and Rear Gardens

Gated access to front garden laid to hard standing.

Rear garden mainly laid to lawn, with paved seating area and gated wild garden.

STORAGE SHED with space and plumbing for a washing machine and tumbledryer.



Additional Information

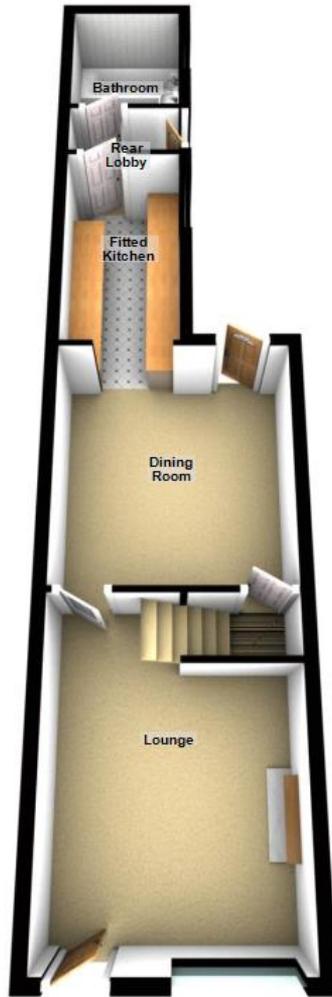
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

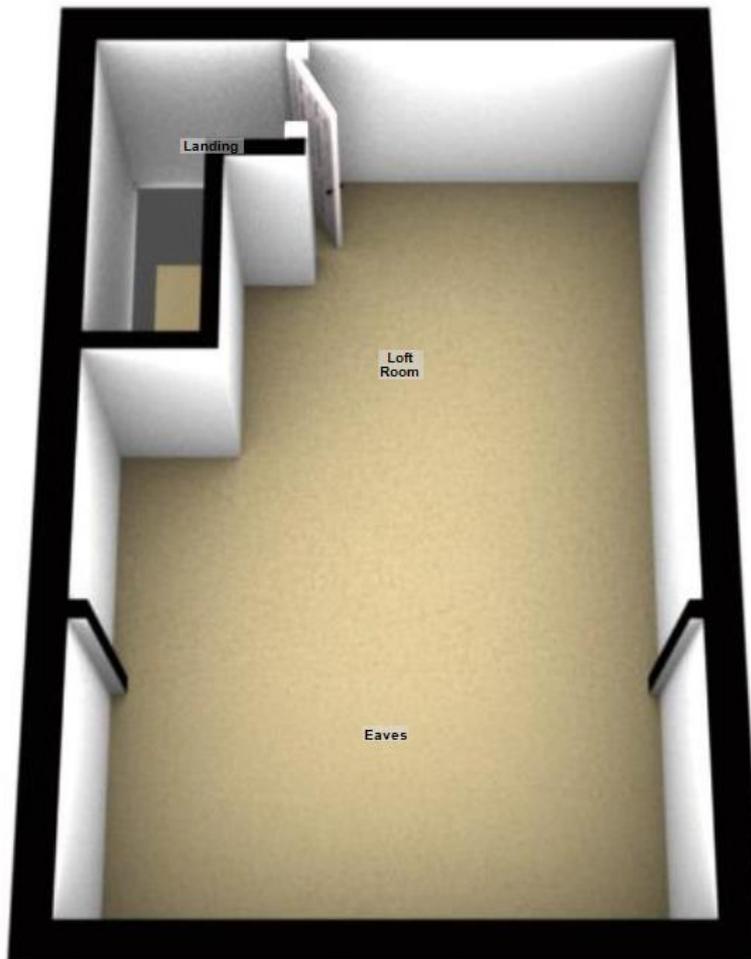
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor

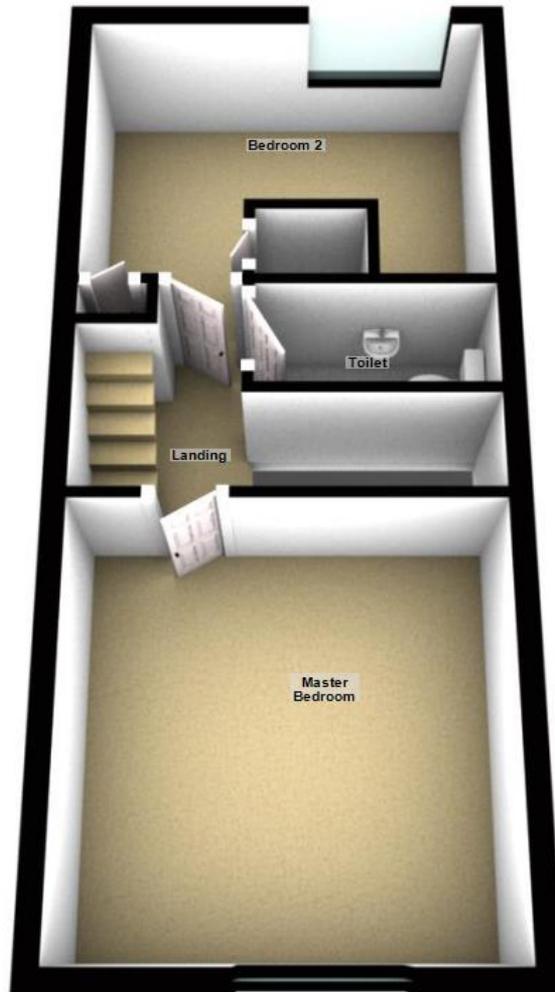


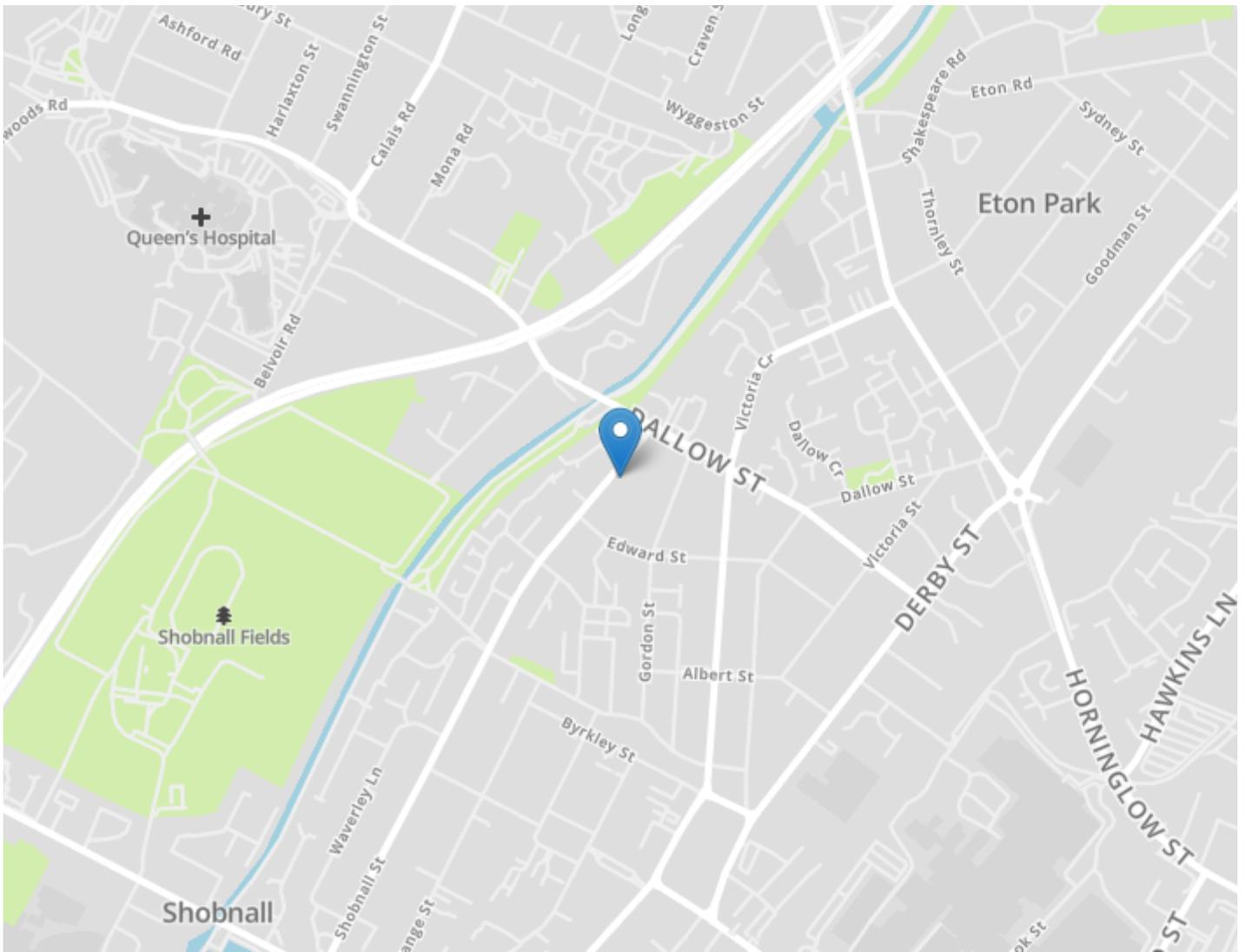
For use by Crown Partnership only
Plan produced using PlanUp

Second Floor



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.