



# Crew Partnership

Burton · Estate · Agents



**13 WAVERLEY LANE  
BURTON-ON-TRENT  
DE14 2HF**

SEMI DETACHED HOME WITH 3 BEDROOMS AND NO UPWARD CHAIN! Porch, Lounge, 16FT KITCHEN/DINING ROOM. Landing, 3 Bedrooms and Shower Room. UPVC DG + GCH. Front and Rear Gardens. Driveway and Car Port to the side.  
POPULAR AREA

**£175,000 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**

### **Porch**

UPVC double glazed windows to front and side aspects, uPVC double glazed door to front.

### **Lounge**

15' 10" x 10' 4" (4.83m x 3.15m) UPVC double glazed bow window to front aspect, radiator, stairs leading to first floor landing, door to Kitchen/Dining Room.



### **Kitchen/Dining Room**

Kitchen 11' 0" x 9' 6" (3.35m x 2.90m)

Dining Room 11' 3" x 6' 10" (3.43m x 2.08m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, electric oven, built-in four ring gas hob with extractor hood over, two uPVC double glazed windows to rear aspect, radiator, uPVC double glazed door to garden.



### **First Floor**

#### **Landing**

Doors to all Bedrooms, Shower Room and a storage cupboard.

### Master Bedroom

10' 4" x 9' 0" (3.15m x 2.74m) UPVC double glazed window to front, radiator, fitted double wardrobes.



### Second Bedroom

8' 5" x 8' 3" (2.57m x 2.51m) UPVC double glazed window to rear aspect, radiator, fitted double wardrobe and additional storage cupboard.



### Third Bedroom

6' 9" x 6' 6" (2.06m x 1.98m) PVC double glazed window to front aspect, radiator.



### Shower Room

Fitted with three piece suite with comprising, shower enclosure, vanity wash hand basin with mixer tap and low-level WC tiled splashback, uPVC frosted double glazed window skylight to rear aspect, heated towel rail.



### Outside

#### Front and Rear Gardens

A tiered front garden mainly laid to gravel. A tarmacked driveway to the side to a car port offering parking for a couple of vehicles.

A low maintenance rear garden mainly laid to stone, with a timber decking seating area and hardstanding for a garden shed.

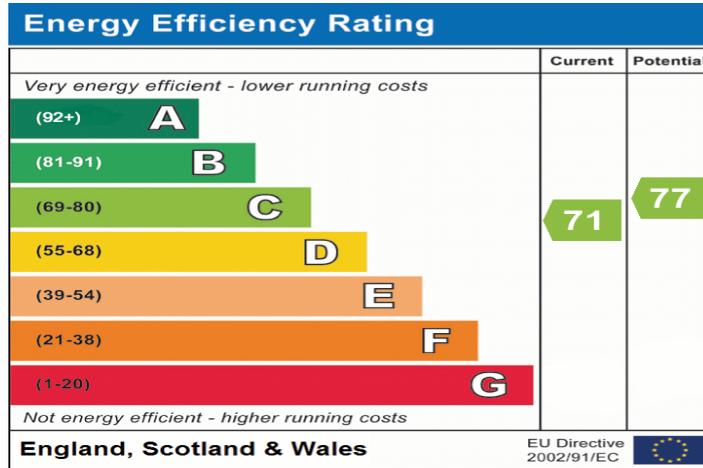


#### Additional Information

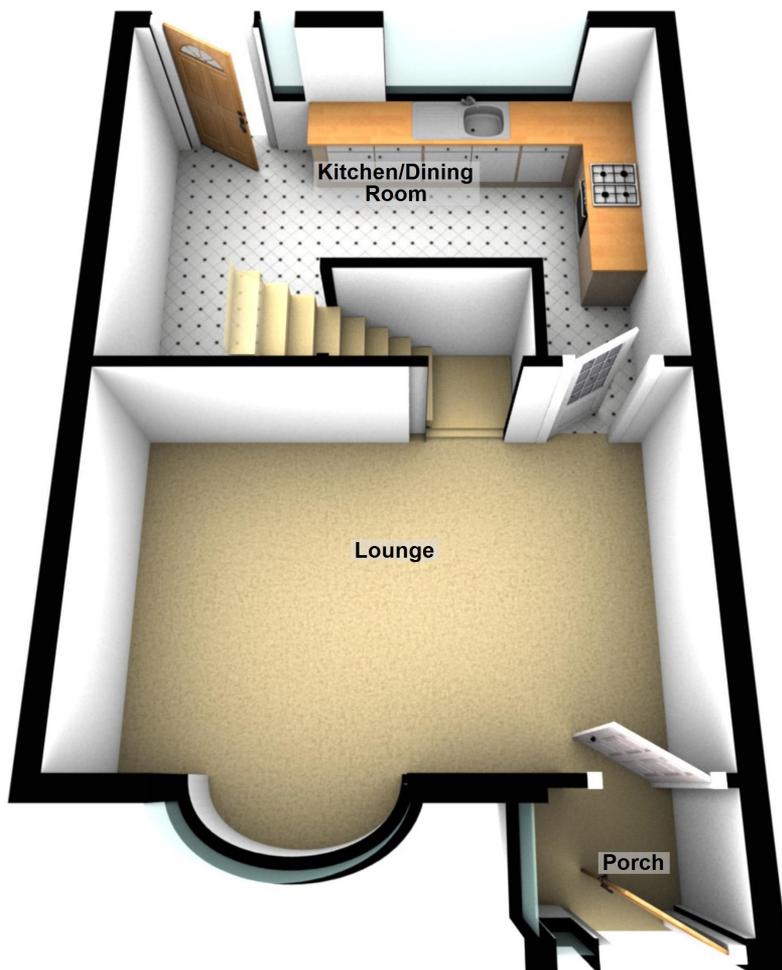
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

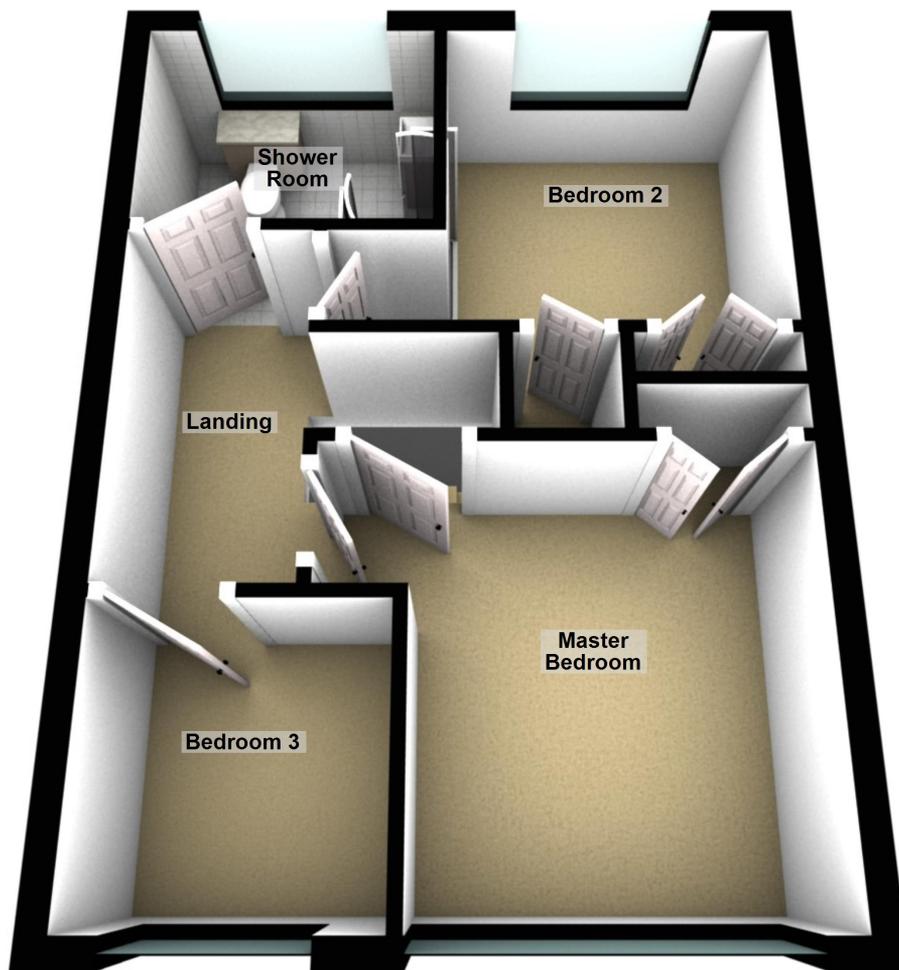
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

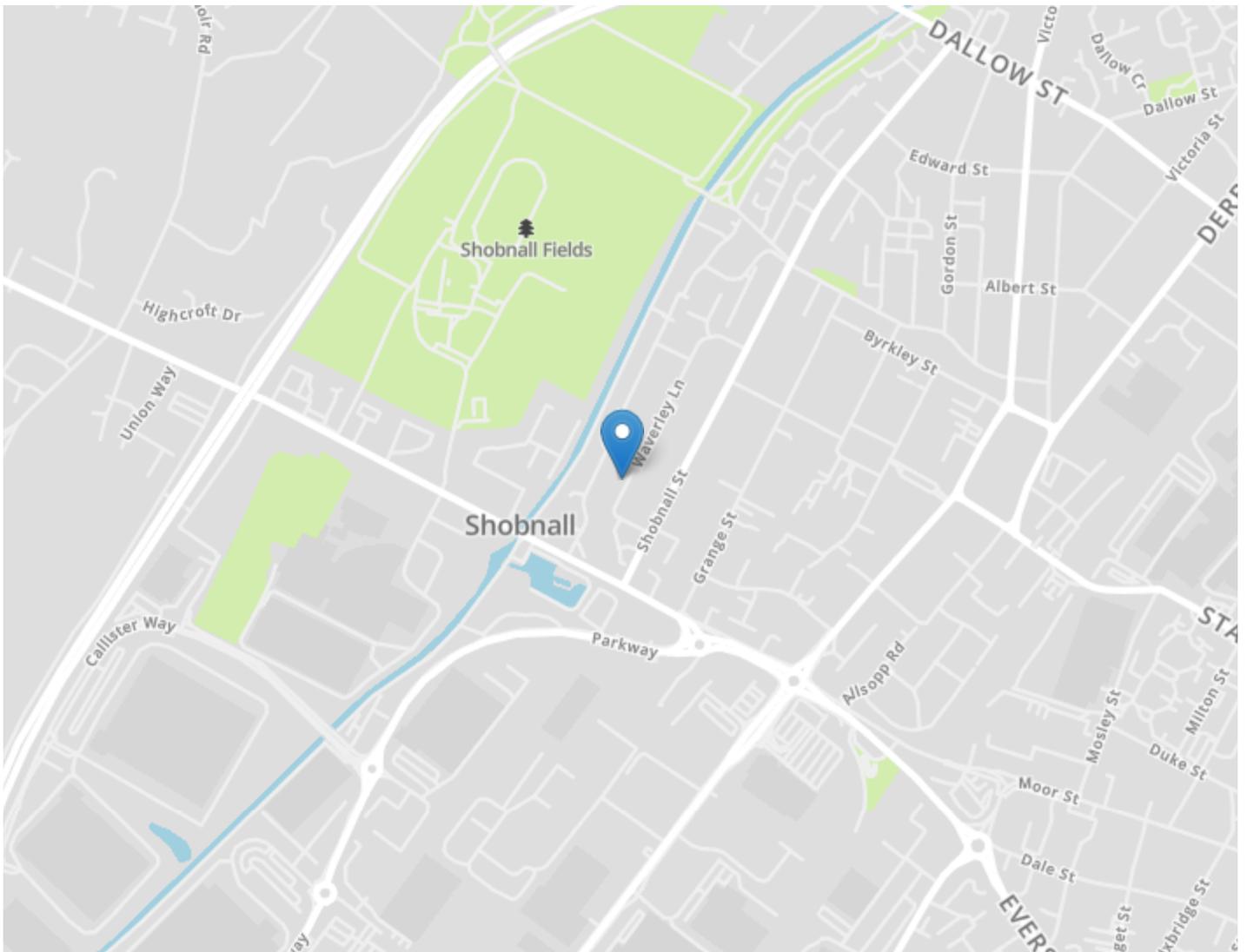


**Ground Floor**



**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.