



Crew Partnership

Burton • Estate • Agents



**12 ASHWORTH AVENUE
BRIZLINCOTE VALLEY
BURTON-ON-TRENT
DE15 9GN**

EXECUTIVE DETACHED WITH 4/5 BEDROOMS AND A STUNNING KITCHEN/DINING ROOM! Entrance Hall with ample of under-stairs storage, Refitted Cloakroom, Gymnasium/Office/Fifth Bedroom, Lounge open plan to Refitted Kitchen/Dining Room. Landing, MASTER BEDROOM + REFITTED EN-SUITE, Second Bedroom with En-Suite, 2 further double Bedrooms and a Refitted Bathroom. Front and Rear Gardens. Double width block paved Driveway leading to Garage. Private Rear Garden. VIEWING A MUST

OFFERS OVER £390,000 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

Hardwood double glazed door to front, built-in under stairs storage, doors to Cloakroom, Gymnasium/Office, Lounge and Kitchen/Dining Room.



Cloakroom

Refitted with a two piece suite comprising of low-level WC and wash hand basin, tiled splashbacks, UPVC opaque double glazed window to side aspect, radiator, tiled flooring.



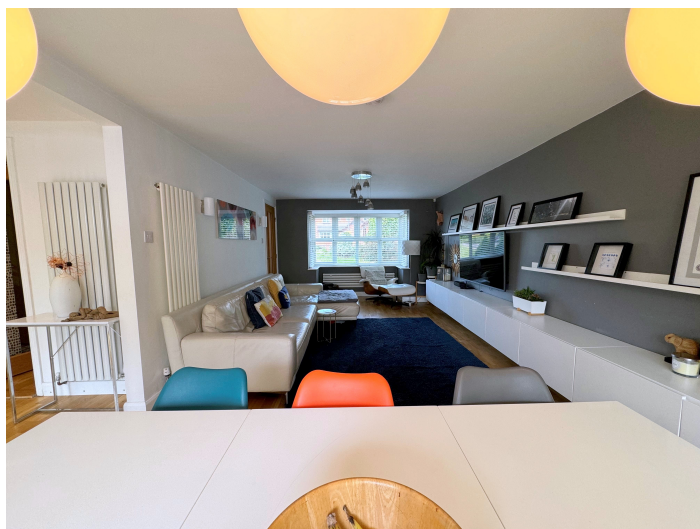
Gymnasium/Fifth Bedroom

15' 9" x 8' 2" (4.80m x 2.49m) UPVC double glazed window skylight to side aspect, radiator.



Lounge

11' 8" x 11' 8" (3.56m x 3.56m) UPVC double glazed box window to front aspect, radiator, laminate flooring, open plan to Kitchen/Dining Room.



Kitchen/Dining Room

26' 5" x 11' 8" (8.05m x 3.56m) Refitted 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 dishwasher and washing machine, space for fridge/freezer, fitted eye level electric fan assisted oven, built-in five ring gas hob with extractor hood, fitted electric grill, double radiator, laminate flooring, two uPVC double glazed patio doors to garden



First Floor

Landing

Doors to all Bedrooms and Family Bathroom.

Master Bedroom

12' 6" x 11' 6" (3.81m x 3.51m) UPVC double glazed window to front aspect, laminate flooring, radiator, door to En-Suite Shower Room.



En-Suite Shower Room

Refitted with three piece suite comprising double shower, wash hand basin and low-level WC tiled splashback, uPVC opaque double glazed window to side aspect, heated towel rail, tiled flooring,



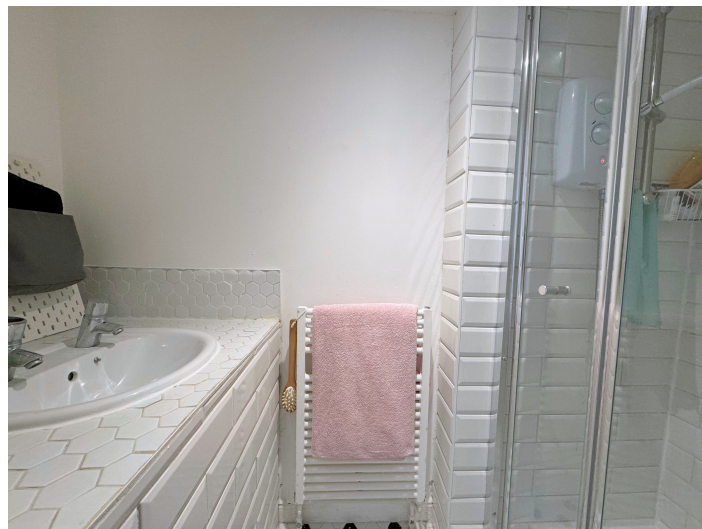
Second Bedroom

11' 7" x 10' 1" (3.53m x 3.07m) UPVC double glazed window to front aspect, radiator, fitted double wardrobe.



En-Suite Shower Room

Fitted with two piece suite comprising shower with folding glass screen and wash hand basin, tiled flooring.



Third Bedroom

12' 0" x 8' 5" (3.66m x 2.57m) UPVC double glazed window to rear aspect, two radiators, fitted double wardrobe.



Fourth Bedroom

8' 5" x 8' 0" (2.57m x 2.44m) UPVC double glazed window to rear aspect, radiator, laminate flooring.



Family Bathroom

Refitted with three piece suite comprising bath, wash hand basin and low-level WC, tiled surround, uPVC double glazed window to rear aspect, Storage cupboard, heated towel rail, tiled flooring.



Outside

Front and Rear Gardens

A walled front garden mainly laid to lawn with a double width block paved driveway leading to Garage. Gated side access to the rear garden.

Secluded rear garden over two levels. Mainly laid to lawn and bordered by a variety of bushes, plants and trees. A block paved area overlooks the garden providing ample space for a fire pit, dining/seating and bbqing facilities.

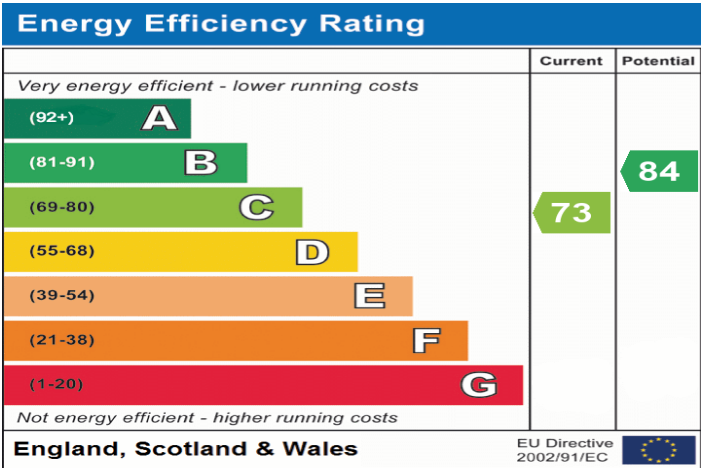


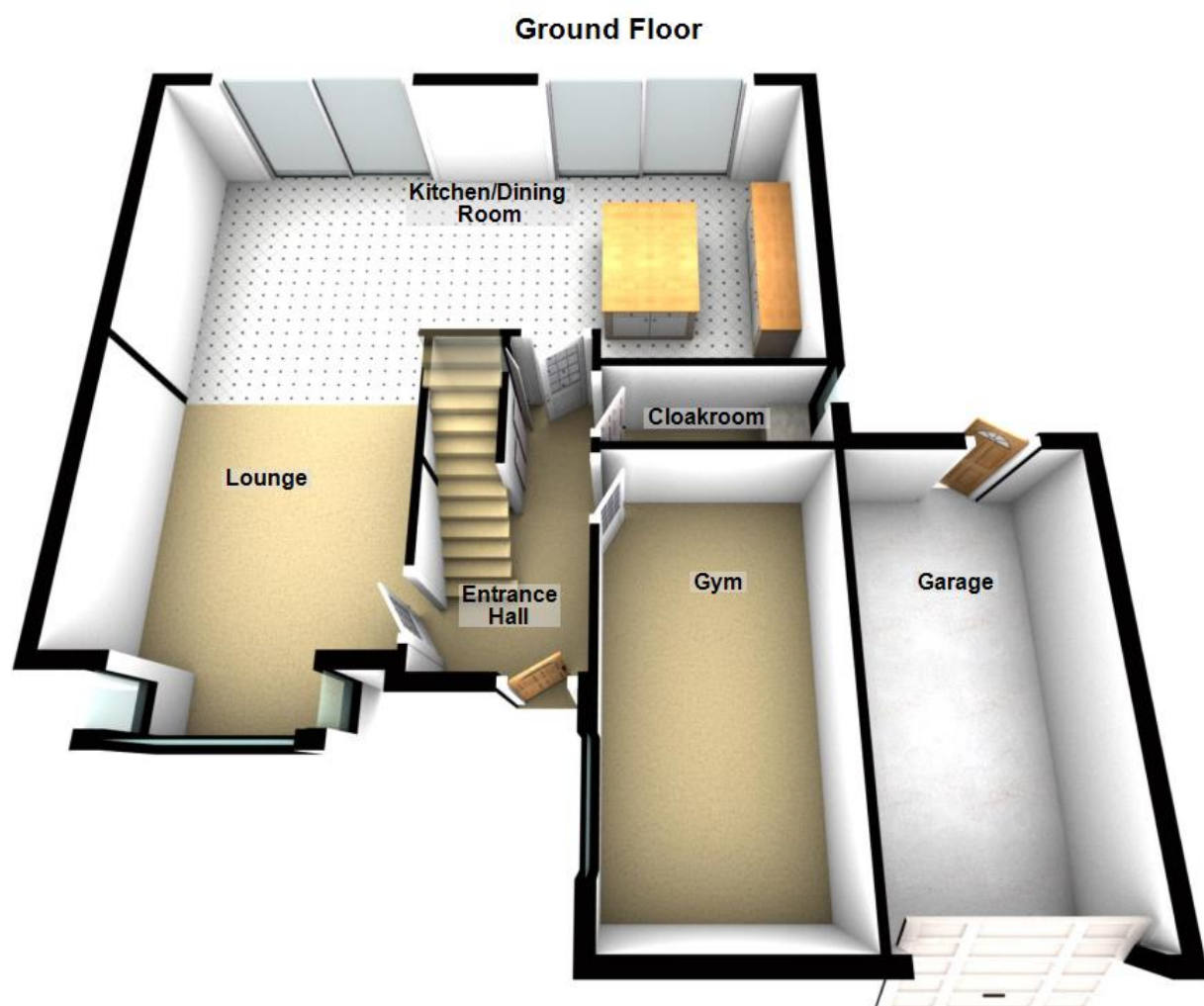
Additional Information

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

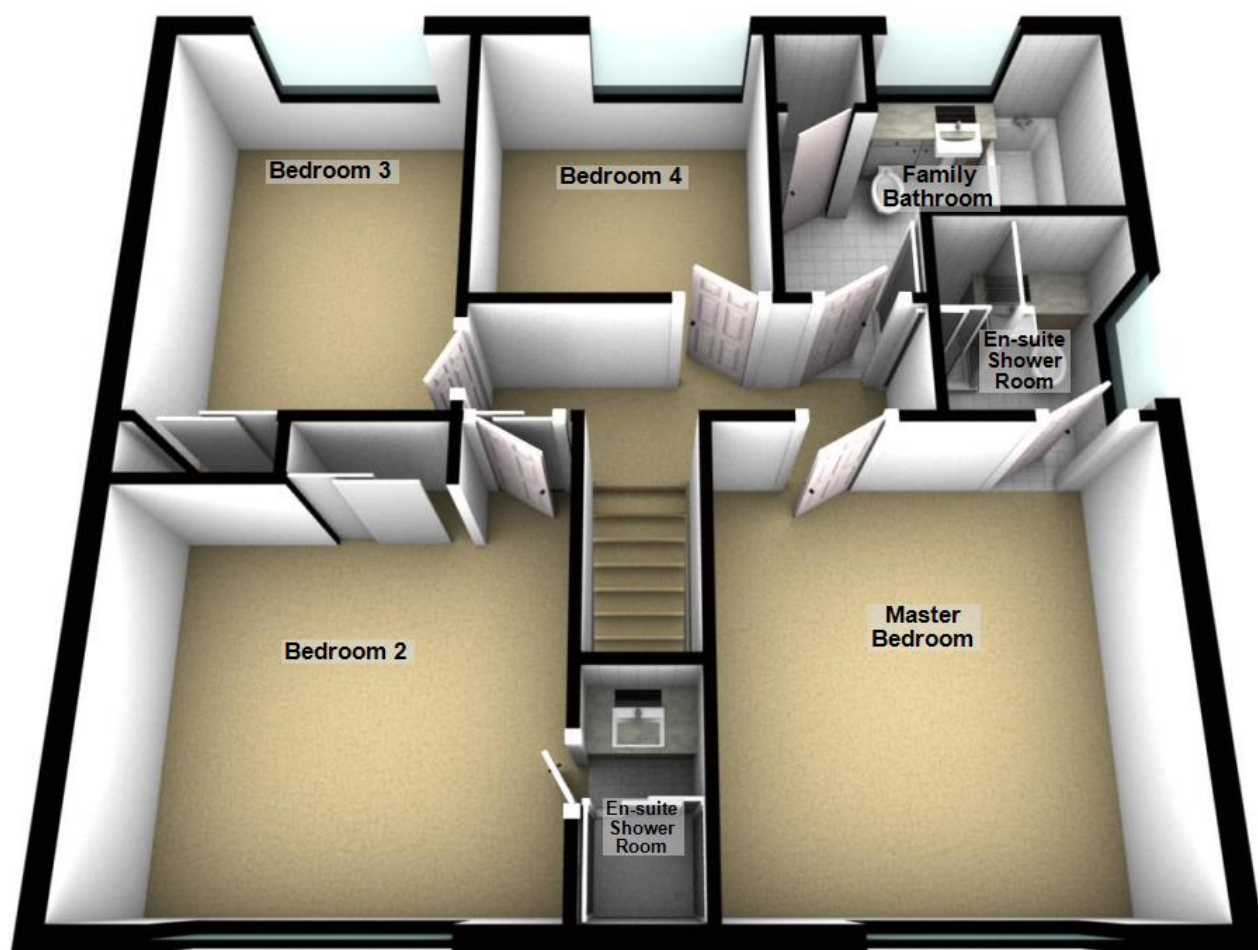
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

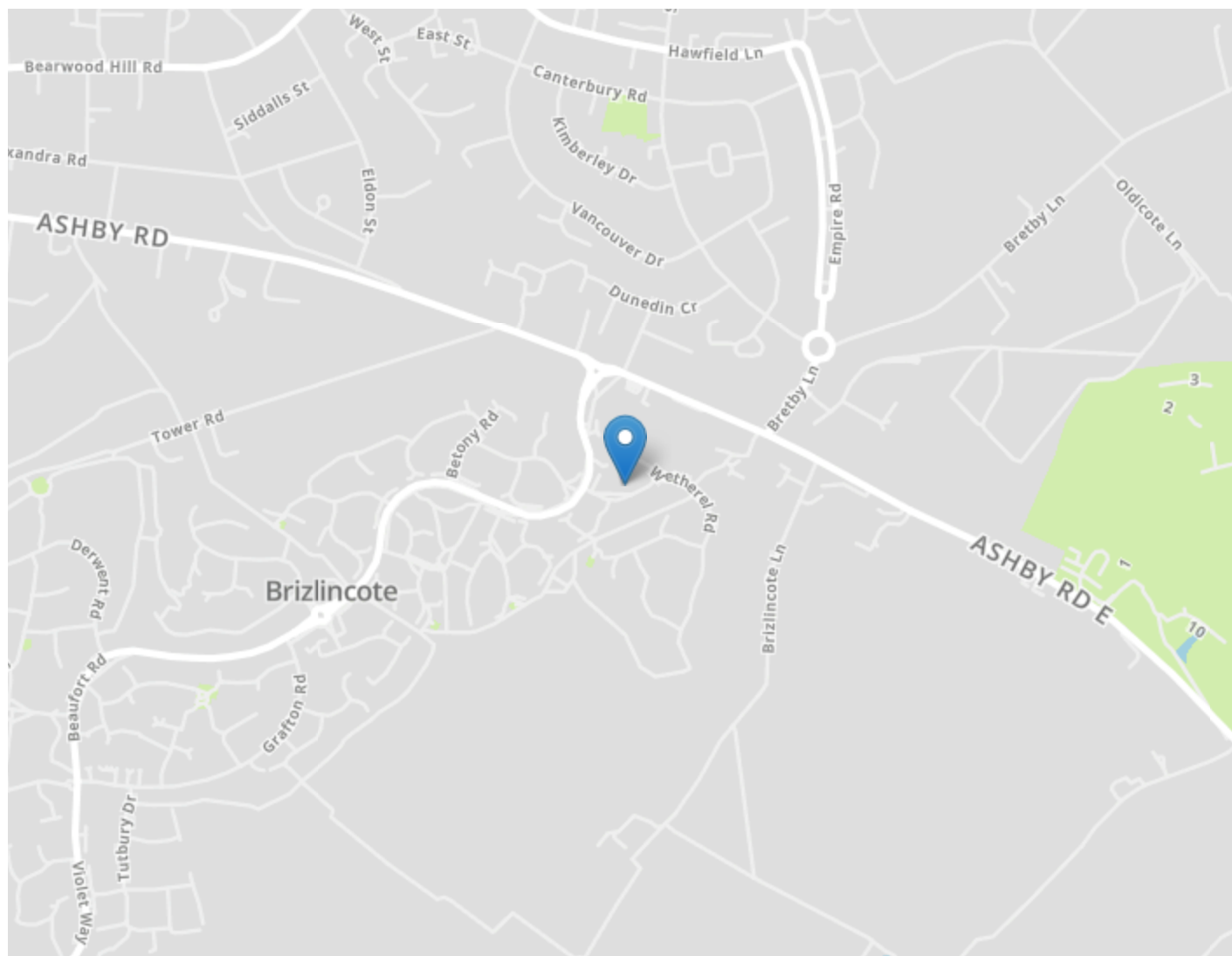
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E





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.