



# Crew Partnership

Burton · Estate · Agents



**2 OLDERS VALLEY  
WOODVILLE  
SWADLINCOTE  
DERBYSHIRE  
DE11 7JD**

AN EXECUTIVE DETACHED FAMILY HOME ON A PRIVATE ROAD AND WITH NO UPWARD CHAIN! The ground floor consists of an Entrance Hall, Dining Room, Family Room, Lounge, Cloakroom, Kitchen. An Inner Hallway, UTILITY ROOM, Double Garage and GYMNASIUM are located in the Basement. The first floor consists of 4 BEDROOMS (2 EN-SUITE SHOWER ROOMS) and a Family Bathroom. UPVC DG + GCH. Front and Rear Gardens.

7-8 New Street, Burton-on-Trent, Staffordshire, DE14 3QN

**£455,000 FREEHOLD**

<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**



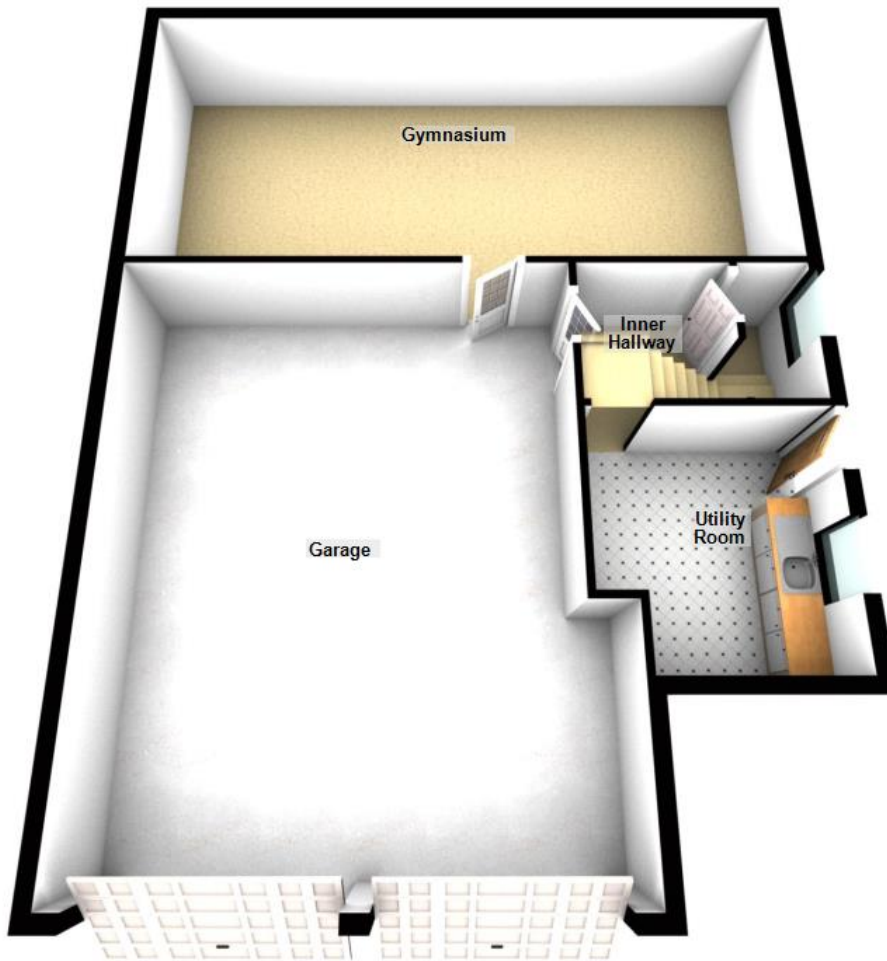
UPVC Opaque double glazed window to front aspect, radiator, coving to ceiling, double doors to Lounge, UPVC double glazed door to front, doors to Cloakroom, Kitchen, Dining Room and Family Room, stairs leading to both the Basement and the first floor Landing.

### **Cloakroom**



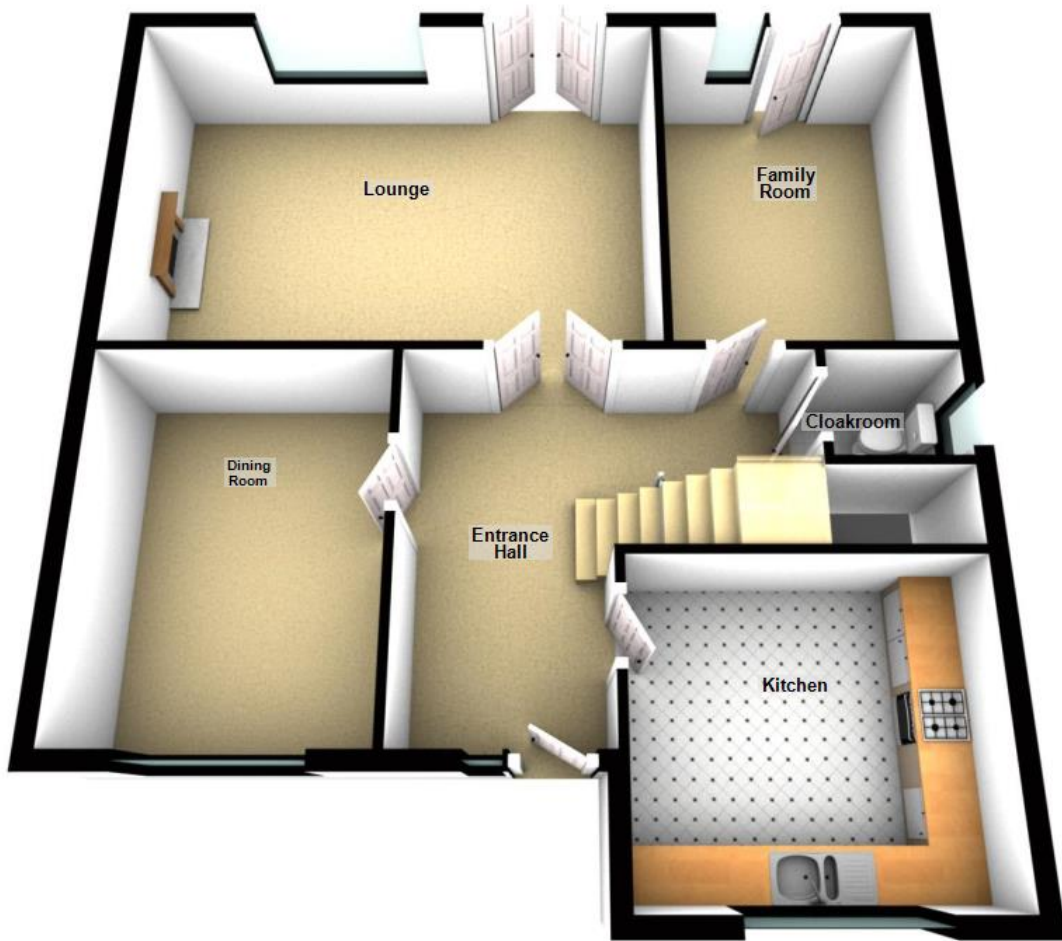
UPVC opaque double glazed window to side aspect, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashback, radiator.

**Ground Floor**



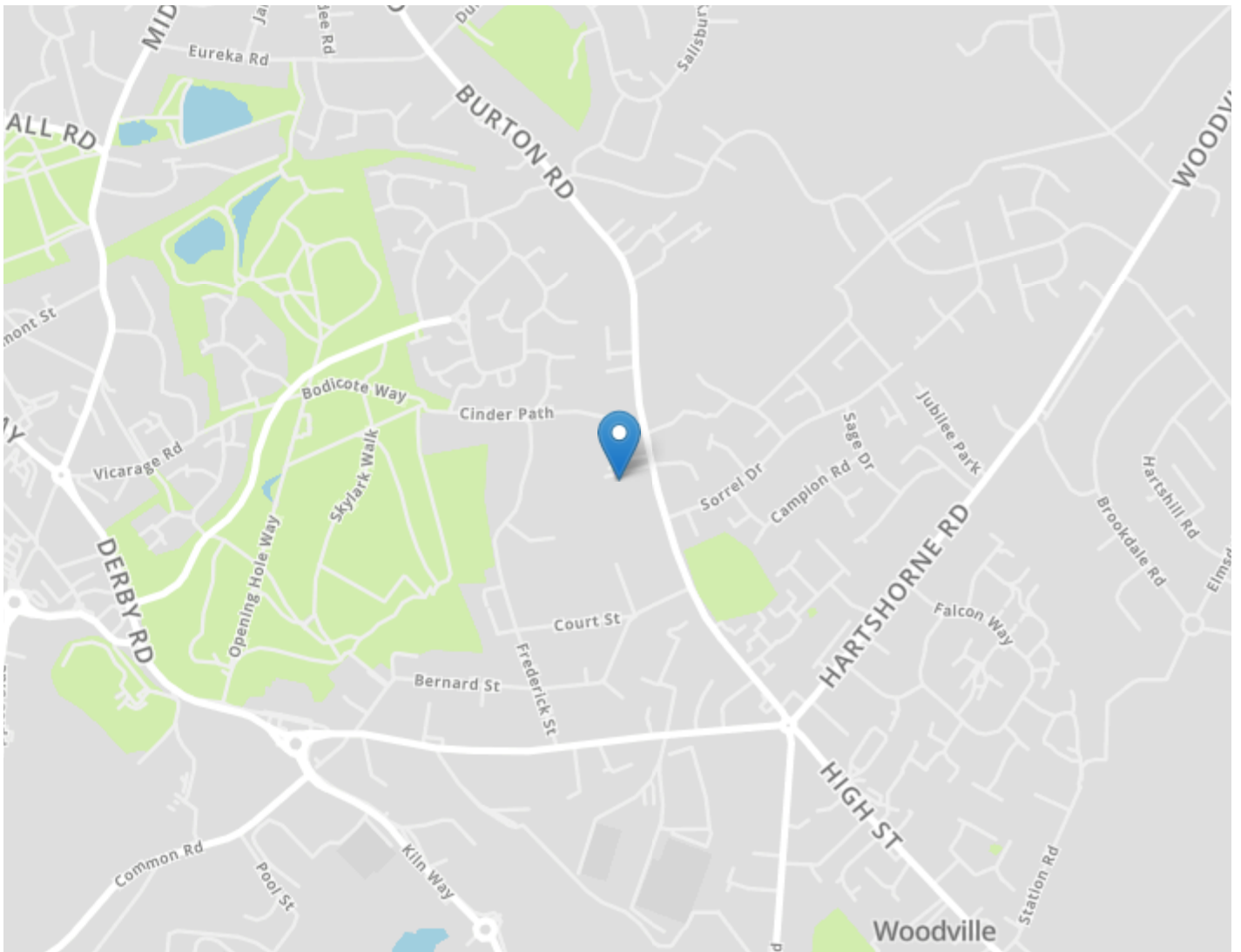
For use by Crew Partnership only  
Plan produced using PlanUp.

First Floor



**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.