



# Crew Partnership

Burton · Estate · Agents



**12 BLACKTHORN AVENUE  
BURTON-ON-TRENT  
DE13 0UB**

SPACIOUS 4 BED DETACHED HOME WITH SOLAR PANELS AND PANORAMIC VIEWS TO THE REAR! Entrance Hall, Cloakroom, 15ft Kitchen/Dining Room, Lounge. First Floor: Landing, 3 Good sized Bedrooms and a Family Bathroom. Second Floor: Landing, 16FT MASTER BEDROOM + EN-SUITE. UPVC DG + GCH. Solar Panels, 9.5kW Battery and Eddi PV Water Heating feature offer cost effective living. Front and Rear Gardens. Driveway leading to Garage. VIEWING A MUST!

**£300,000 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**

### **Entrance Hall**

Laminate flooring, stairs leading to first floor landing, uPVC double glazed opaque door to front, doors to Cloakroom, Kitchen/Dining Room, Lounge and an under-stairs storage cupboard.

### **Cloakroom**

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





### Kitchen/Dining Room

15' 5" x 9' 5" (4.70m x 2.87m) Fitted with a matching range of base and eye level units, 1+1/2 bowl stainless steel sink unit with mixer tap, integrated fridge/freezer and dishwasher, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to front aspect, radiator, tiled flooring.



### Lounge

16' 4" x 10' 9" (4.98m x 3.28m) Two uPVC double glazed windows to rear aspect, two radiators, laminate flooring, double glazed double door to garden.



### First Floor

#### Landing

Stairs leading to second floor landing, doors to three Bedrooms, Family Bathroom and a storage cupboard.



### Second Bedroom

12' 11" x 8' 11" (3.94m x 2.72m) UPVC double glazed window to rear aspect, fitted double wardrobe, radiator.



### Third Bedroom

9' 10" x 8' 11" (3.00m x 2.72m) UPVC double glazed window to front aspect, fitted double wardrobe, radiator.



### Fourth Bedroom

9' 5" x 7' 1" (2.87m x 2.16m) UPVC double glazed window to rear aspect, radiator.





### Family Bathroom

Fitted with three piece suite with panelled bath with shower over and folding screen, vanity wash hand basin with mixer tap and low-level WC, tiled surround, uPVC opaque double glazed window to front aspect, radiator.



### Second Floor

#### Landing

Door to Master Bedroom.

#### Master Bedroom

16' 11" x 11' 10" Max (5.16m x 3.61m) UPVC double glazed window to front aspect, two radiators, fitted triple wardrobe, door to En-Suite Shower Room.



### **En-Suite Shower Room**

Fitted with three piece suite comprising double shower enclosure with glass screen, vanity wash hand basin with mixer tap and low-level WC tiled surround, skylight, tiled flooring.



### **Outside**

#### **Front and Rear Gardens**

Front garden mainly laid to artificial grass and stone with a paved pathway leading to the front door.

A tarmacked driveway provide off street parking for 2 cars and leads to a Garage.

GARAGE. Oversize single garage, concrete floor, power and lighting, up and over door.

Gated side access leading to Rear Garden.

Rear garden backing on to open fields, is mainly laid to artificial grass with a porcelain paved seating area/barbeque area.






**Additional Information**

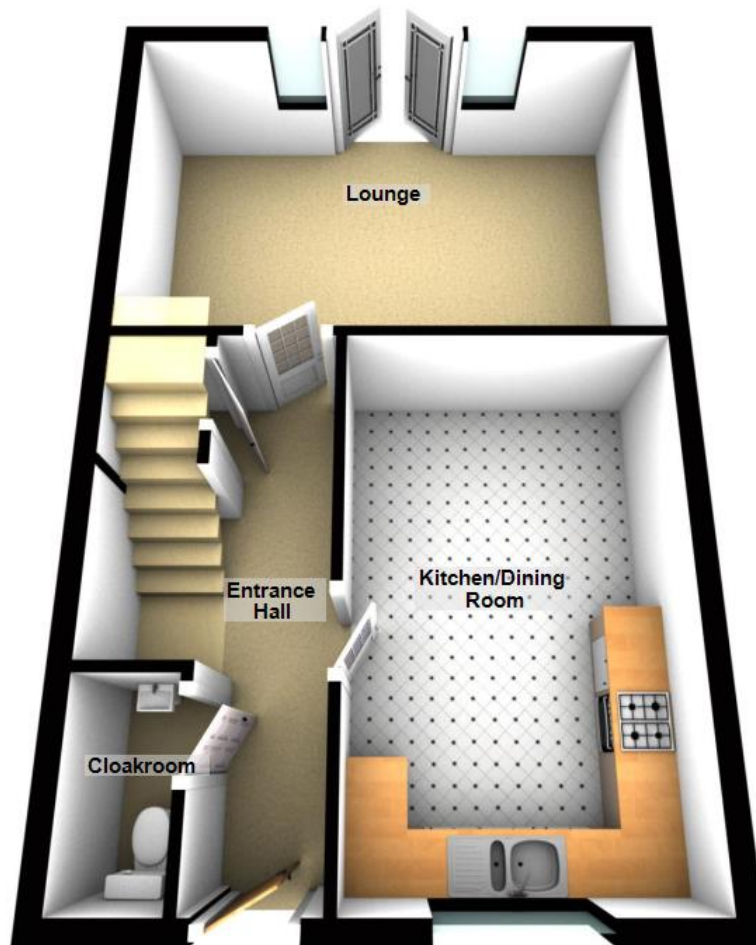
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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 TBC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>	<b>94</b>	<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

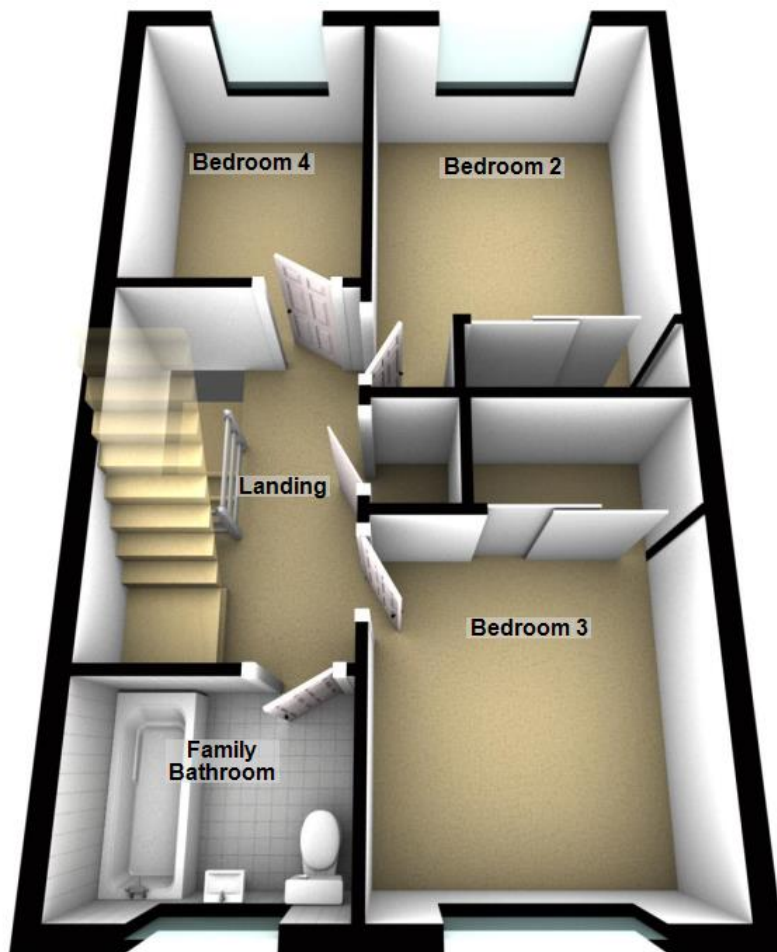
**Ground Floor**



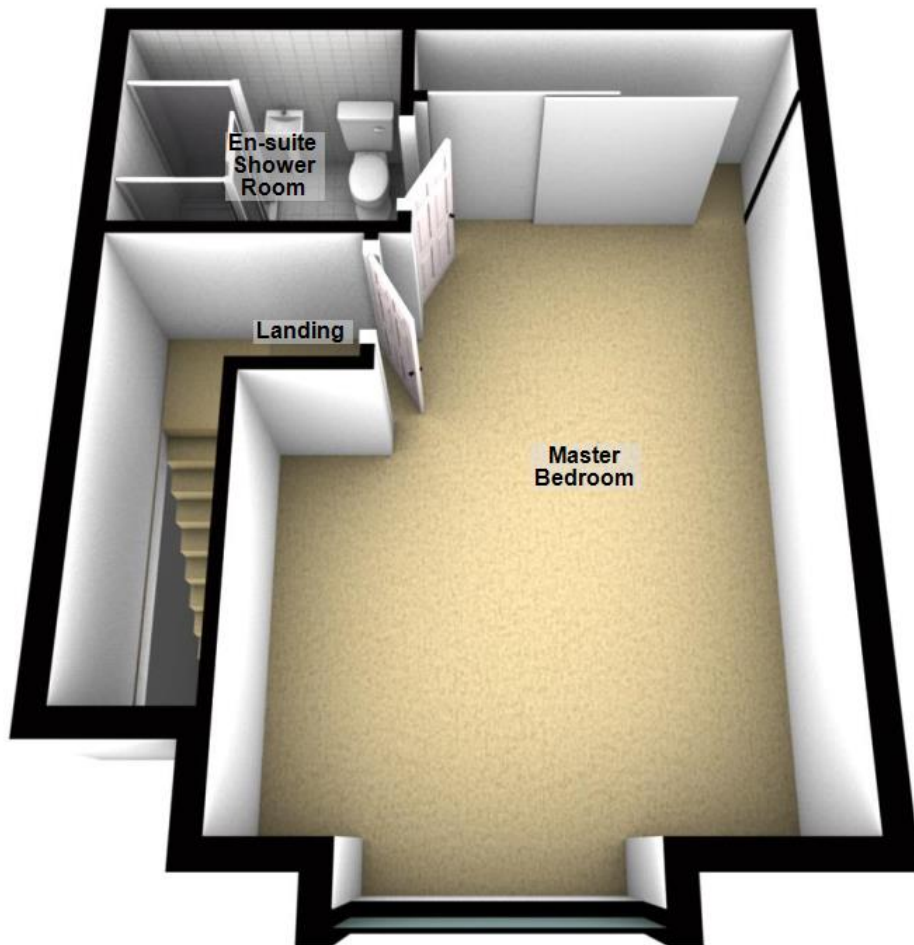
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Plan produced using PlanUp.



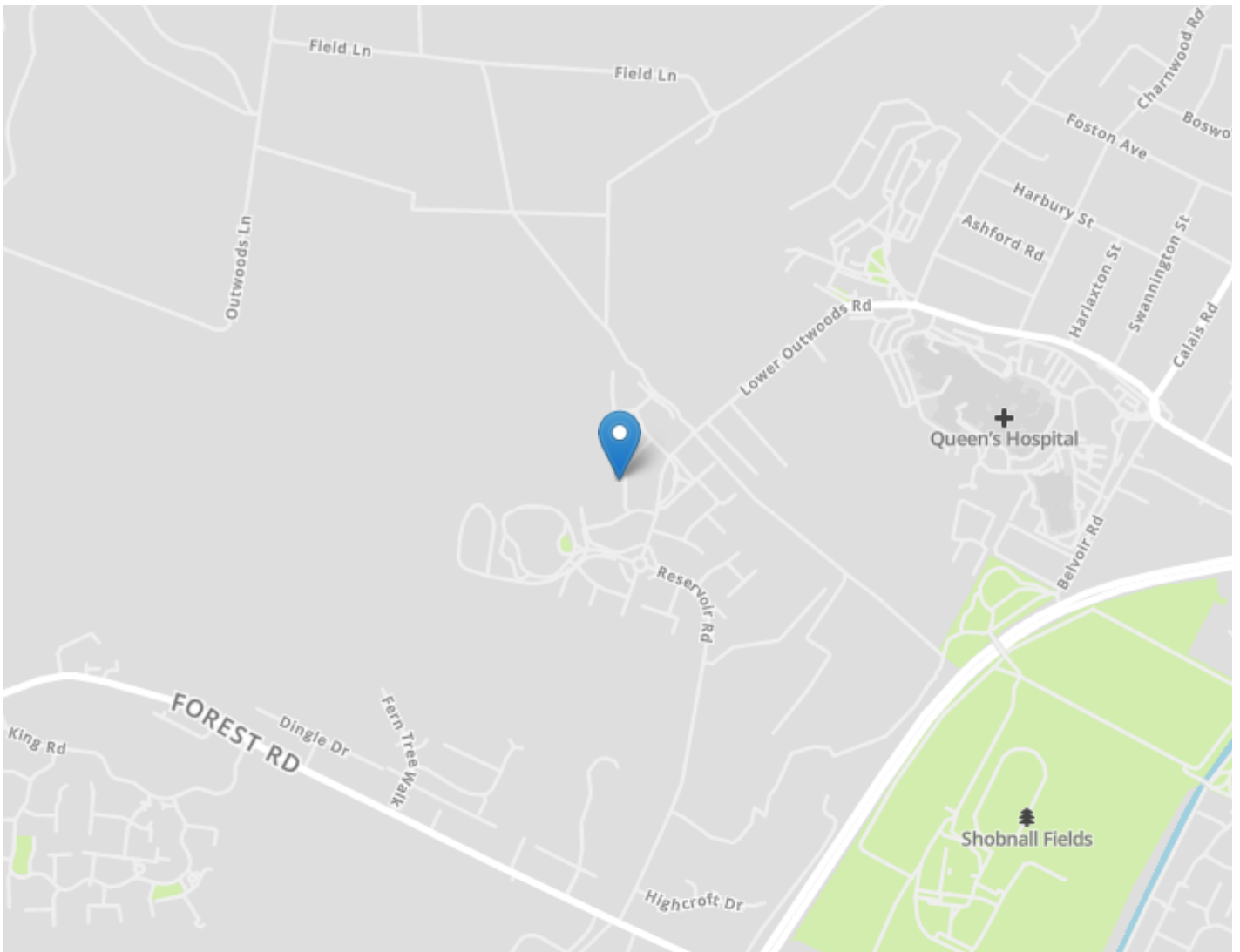
**First Floor**



**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.