



# Crew Partnership

Burton · Estate · Agents



**11 POPLARS ROAD  
HORNINGLOW  
BURTON-ON-TRENT  
DE13 0XG**

END TERRACE HOME WITH 3 BEDROOMS, A REFITTED BATHROOM AND A GARAGE! Porch, Entrance Hall, Lounge, 15FT KITCHEN/DINING ROOM. Landing, 3 Bedrooms and a Refitted Bathroom. UPVC DG + GCH. Front and Rear Gardens. Driveway to the front and a Garage to the side with additional parking space in front. CUL-DE-SAC LOCATION

**£190,000 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 window to front aspect, uPVC double opaque door to front, door to Entrance Hall.



### **Entrance Hall**

Stairway to galleried first floor landing, door to Lounge.



### Lounge

14' 0" x 12' 2" (4.27m x 3.71m) UPVC double glazed bow window to front aspect, ornamental fireplace with feature surround, radiator, doors to Lounge and an under-stairs storage cupboard.



### Kitchen/Dining Room

15' 3" x 9' 2" (4.65m x 2.79m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap with tiled splashbacks, integrated fridge/freezer, plumbing for automatic washing machine, fitted electric oven, built-in four ring gas hob with pull out extractor hood over, two uPVC double glazed windows to rear aspect, uPVC double glazed door to garden.



### First Floor

#### Landing

Loft hatch, doors to all Bedrooms and Bathroom.

### Master Bedroom

13' 0" x 9' 1" (3.96m x 2.77m) UPVC double glazed window to rear aspect, radiator.



### Second Bedroom

11' 2" x 8' 3" (3.40m x 2.51m) UPVC double glazed window to front aspect, radiator.



### Third Bedroom

7' 5" x 6' 9" (2.26m x 2.06m) UPVC double glazed window to front aspect, radiator.



### Bathroom

Refitted with four piece suite comprising panelled bath, pedestal wash hand basin, tiled shower enclosure with fitted power shower and low-level WC, tiled surround, uPVC opaque double glazed window to rear aspect, radiator.



### Outside

#### Front and Rear Gardens

Established front and rear gardens with shrubs, gated side access, mainly laid to lawn gravel area, gravel driveway. GARAGE to the side with parking space in front. Sun patio timber and decking, outside cold water tap.

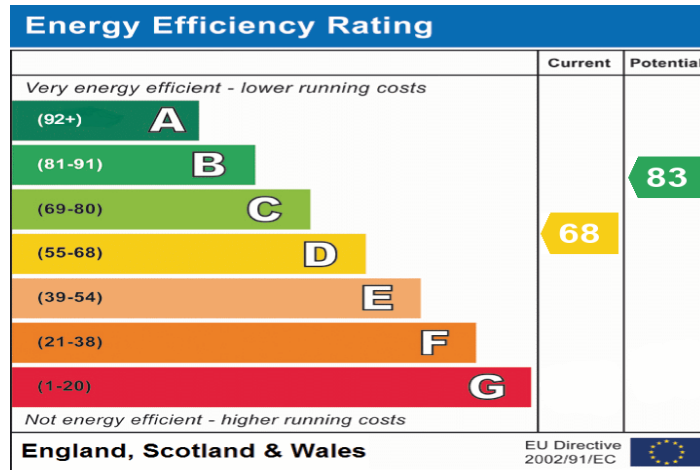


#### Additional Information

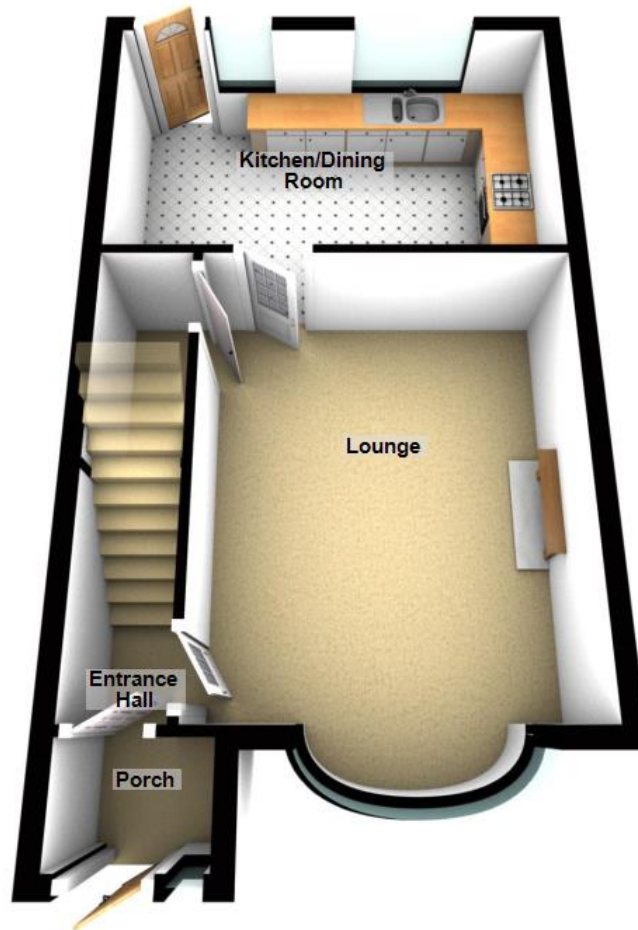
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

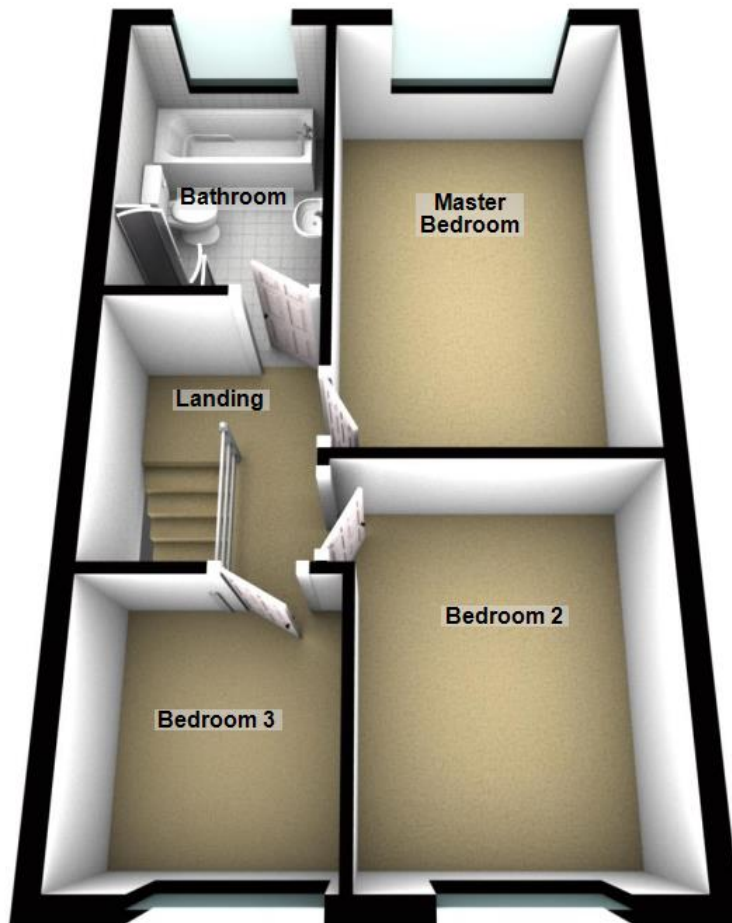


### Ground Floor

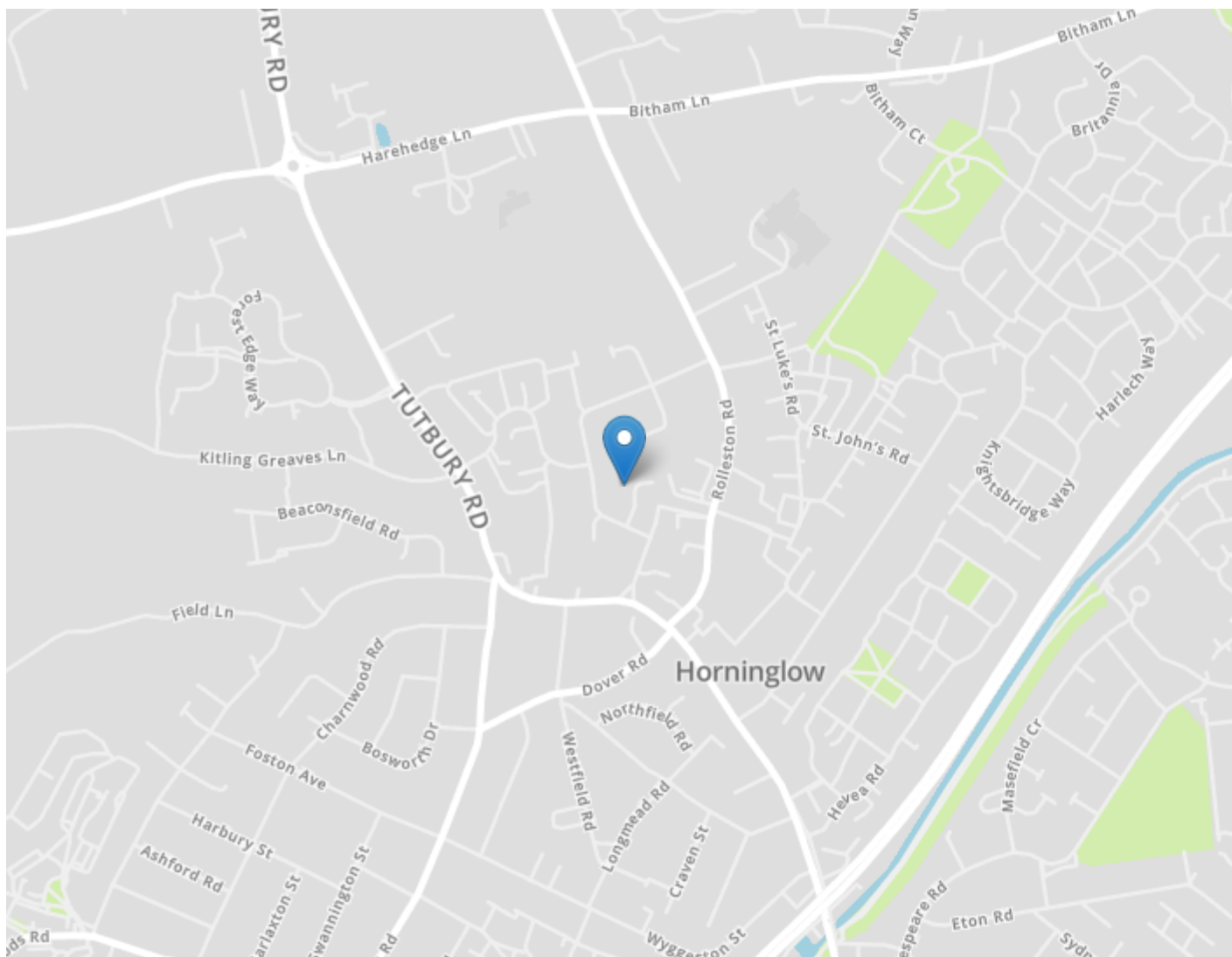


For use by Crew Partnership only  
Plan produced using PlanUp.

**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.