



Crew Partnership

Burton · Estate · Agents



**111 MALVERN STREET
STAPENHILL
BURTON-ON-TRENT
DE15 9DZ**

A LARGE TRADITIONAL TERRACED HOME WITH 3 BEDROOMS AND 2 BATHROOMS! Dining Room, Lobby, Lounge, FITTED KITCHEN and UTILITY AREA and a downstairs Shower Room. Landing, 15FT MASTER BEDROOM, 2 further Bedrooms, Upstairs Bathroom. UPVC DG + GCH. Front and Rear Gardens. VERY POPULAR ROAD

£185,000 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

Dining Room

12' 2" x 11' 2" (3.71m x 3.40m) UPVC double glazed box window to front aspect, fireplace, double radiator, wooden flooring, uPVC double glazed door to front, door to Lobby.



Lobby

Door to under-stairs storage cupboard, open plan to Lounge.

Lounge

11' 0" x 11' 2" (3.35m x 3.40m) Log burner, double radiator, uPVC double glazed double door to the rear, door to Fitted Kitchen, stairs leading to first floor landing.



Fitted Kitchen

12' 0" x 7' 4" (3.66m x 2.24m) Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, plumbing for washing machine and dishwasher, space for fridge, fitted electric oven, built-in four ring gas hob, extractor hood, uPVC double glazed window to side aspect, double radiator, tiled flooring, open plan to Utility Area.



Utility Area

Space for fridge/freezer, tiled flooring, uPVC double door to side, door to Shower Room.



Shower Room

Fitted with three piece suite comprising shower enclosure, wash hand basin and low-level WC tiled splashback, uPVC frosted double glazed window to side aspect, tiled flooring.



First Floor

Landing

Loft hatch, doors to all Bedrooms and Bathroom.

Master Bedroom

15' 8" x 11' 1" (4.78m x 3.38m) UPVC double glazed window to front aspect, double radiator, door to storage cupboard.



Second Bedroom

12' 6" x 11' 2" (3.81m x 3.40m) UPVC double glazed window to rear aspect, double radiator, door to storage cupboard.



Third Bedroom

8' 0" x 6' 0" (2.44m x 1.83m) UPVC double glazed window to rear aspect, radiator.



Bathroom

Three piece suite comprising roll top bath with shower attachment and mixer tap, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC frosted double glazed window to rear aspect, vinyl flooring.



Outside

Front and Rear Gardens

Block paved front garden leading to the property and passageway to the side.

To the rear there is an enclosed courtyard area with gated access to a private rear garden. A landscaped rear garden with a paved seating area, artificial lawn and an enclosed further seating area as well as hardstanding for a garden shed. To the rear of the garden there is the local brook.



Additional Information

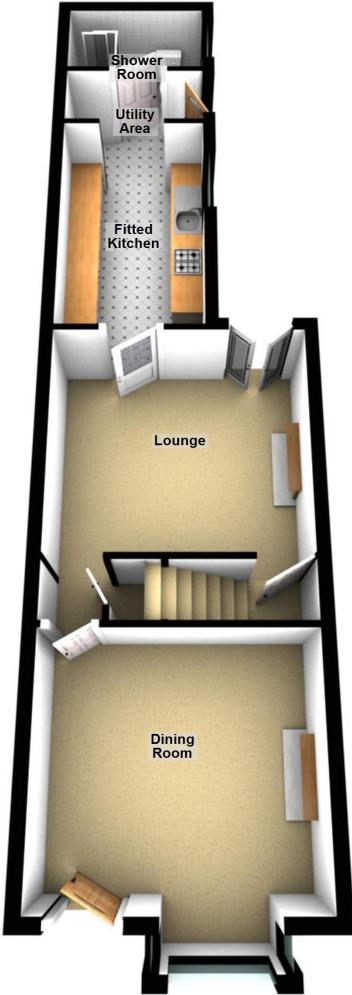
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

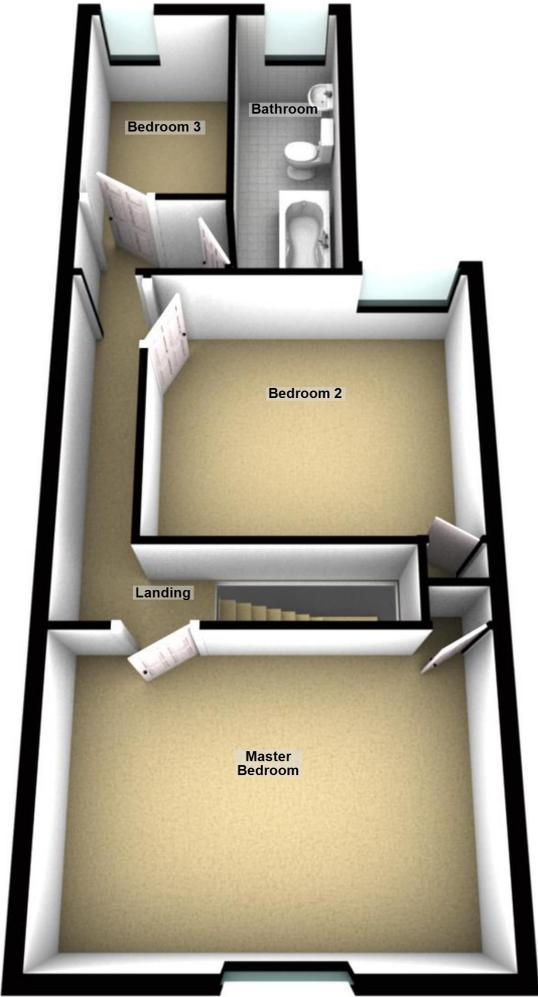
Local Authority/Tax Band: South Derbyshire Borough Council / Tax Band TBC

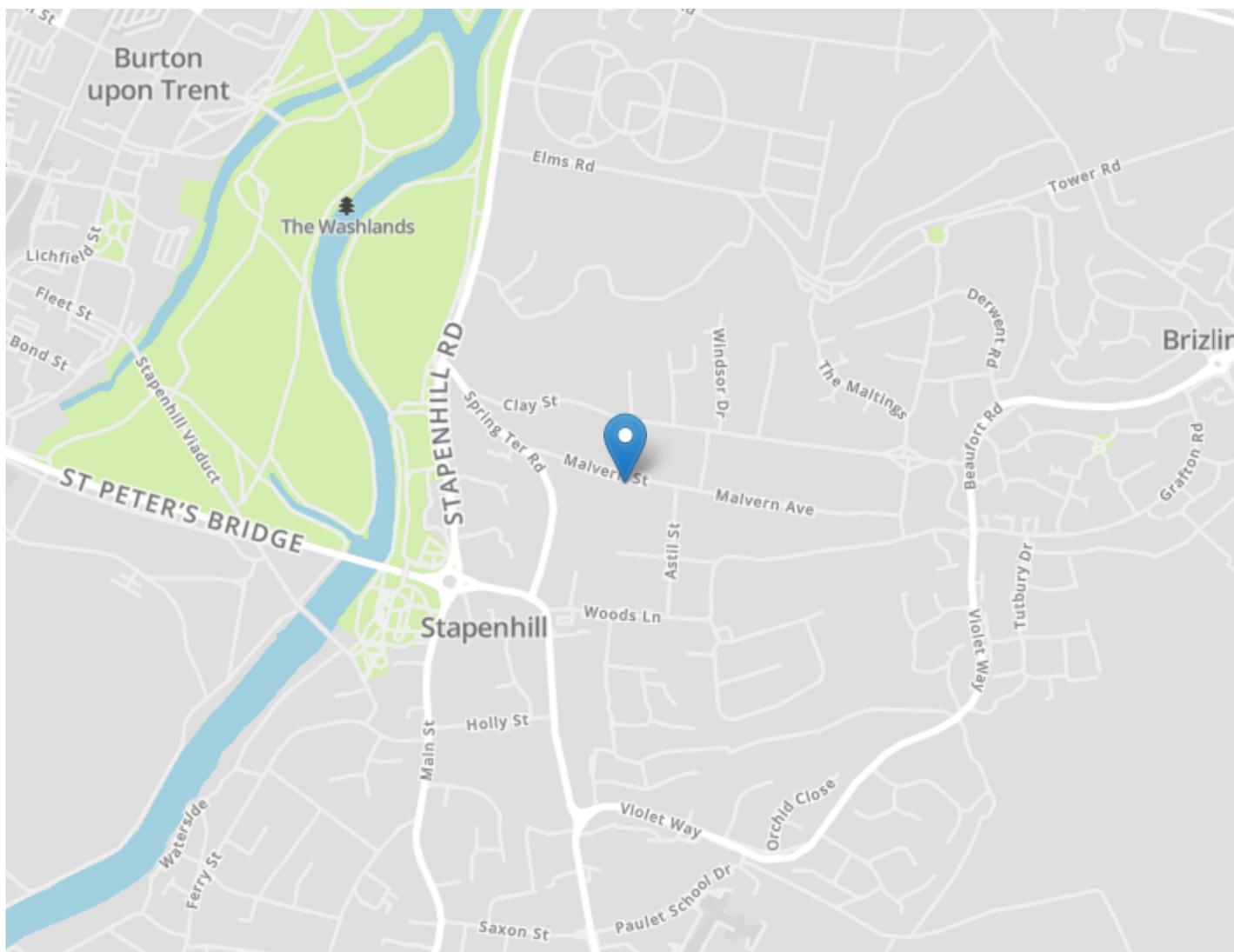
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.