



Crew Partnership

Burton · Estate · Agents



**89 BEECH LANE
STRETTON
BURTON-ON-TRENT
DE13 0DU**

COMPLETELY REFURBISHED DETACHED BUNGALOW - PRIVATE DRIVE
BACKING ONTO WOODS. Entrance Hallway, Lounge, Refitted Kitchen, Refitted
Bathroom, 3 Bedrooms, Garage, Workshop and Store, Gas Central Heating, UPVC
Double Glazing.

£395,000 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

Two radiators, loft hatch, double glazed opaque door to front aspect, doors to Lounge, Fitted Kitchen/Dining Room, Pantry, all Bedrooms and the Bathroom.



Lounge

UPVC double glazed window to front aspect, radiator.



Fitted Kitchen/Dining Room

Refitted with a matching range of base and eye level cupboards with worktop space over, 1+1/2 bowl sink unit with mixer tap, dishwasher and automatic washing machine, fitted eye level electric double oven, built-in five ring ceramic hob with extractor hood over, uPVC double glazed french double doors to garden.



Master Bedroom

UPVC double glazed window to front aspect, radiator.



Second Bedroom

UPVC double glazed window to rear aspect,
radiator.



Third Bedroom

UPVC double glazed window to front aspect,
radiator.



Bathroom

Fitted with three piece suite comprising panelled bath with power shower over with body jets and folding glass screen, wash hand basin in vanity unit and low-level WC, tiled surround, heated towel rail, two uPVC opaque double glazed windows to rear aspect.



Outside

Front and Rear Gardens

Established front and rear gardens with a variety of plants, shrubs and trees, driveway to the front car parking area, outside cold water tap, mainly laid to lawn.

GARAGE. Up and over door.

WORKSHOP. UPVC double glazed window to rear aspect, uPVC double glazed door to garden.

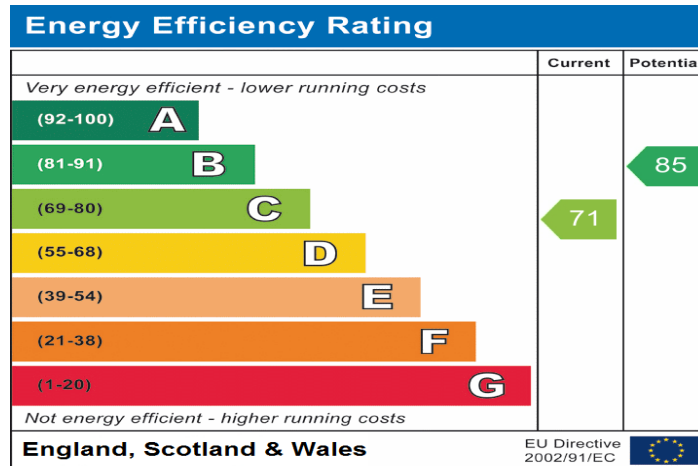


Additional Information

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.

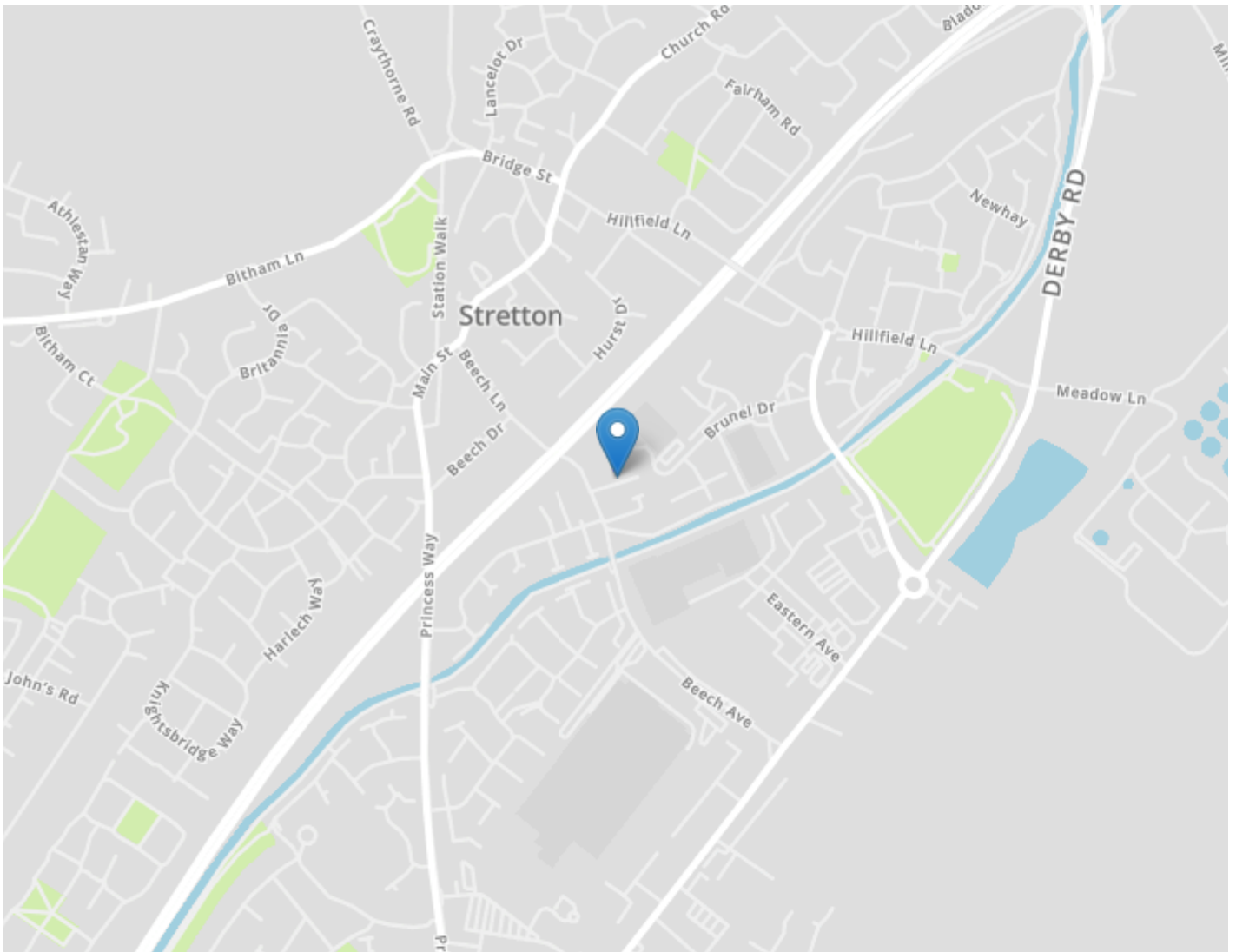
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D



Ground Floor



For use by Crew Partnership only
Plan produced using PlanUp.



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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.