



Crew Partnership

Burton · Estate · Agents



**21 FAIRWAY
BRANSTON
BURTON-ON-TRENT
DE14 3EH**

SPACIOUS 4 BED DETACHED WITH CONSERVATORY - NICE REAR OUTLOOK. Entrance Hallway, Cloaks/W.C., Lounge, Dining Room, Conservatory, Refitted Kitchen, Refitted Utility Room, Landing, 4 Bedrooms, En-Suite Shower Room, Refitted Bathroom, Garage, Block Paved Driveway, UPVC DG, GCH, Pleasant Gardens. Redecorated and Re-carpeted. NO UPWARD CHAIN

£325,000 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

Radiator, coving to ceiling, uPVC double glazed opaque door to front, double door to Lounge, further doors to Cloakroom, Kitchen/Dining Room and a storage cupboard.



Cloakroom

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



Lounge

14' 6" x 14' 6" (4.42m x 4.42m) UPVC double glazed bay window to front aspect, coal effect electric fire set in brick built surround, double radiator, coving to ceiling, open plan to Dining Room.



Dining Room

10' 3" x 9' 6" (3.12m x 2.90m) Radiator, coving to ceiling, double glazed patio door to Conservatory, door to Dining Room.



Conservatory

10' 4" x 8' 0" (3.15m x 2.44m) Half brick and uPVC double glazed construction with polycarbonate roof, uPVC double glazed door to garden.



Kitchen/Dining Room

10' 9" x 9' 5" (3.28m x 2.87m) Refitted with a matching range of base and eye level cupboards, 1+1/2 bowl stainless steel sink unit with mixer tap with tiled splashbacks, fitted eye level electric double oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear aspect, radiator, open plan archway to Utility Room, door to Dining Room.



Utility Room

8' 8" x 8' 0" (2.64m x 2.44m) UPVC double glazed window to rear aspect, radiator with wall mounted gas radiator heating boiler serving heating system and domestic hot water, uPVC double glazed door to garden, door to Garage.



First Floor

Landing

Loft hatch, doors to all Bedrooms, Family Bathroom and a storage cupboard

Master Bedroom

12' 2" x 10' 4" (3.71m x 3.15m) UPVC double glazed window to rear aspect, radiator, door to En-Suite Shower Room.



En-Suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure with fitted power shower, wash hand basin in vanity unit with cupboard under, low-level WC and extractor fan, uPVC opaque double glazed window to side aspect.



Second Bedroom

12' 3" x 8' 5" (3.73m x 2.57m) Two uPVC double glazed windows to front aspect, fitted bedroom suite with a range of wardrobes with overhead storage and drawers, radiator.



Third Bedroom

9' 1" x 7' 9" (2.77m x 2.36m) Two uPVC double glazed windows to front aspect, fitted with a range of wardrobes with drawers, radiator.



Fourth Bedroom

9' 1" x 6' 6" (2.77m x 1.98m) UPVC double glazed window to rear aspect, radiator.



Family Bathroom

Refitted with three piece suite comprising panelled bath, wash hand basin in vanity unit with cupboards under and low-level WC, tiled surround, extractor fan, uPVC opaque double glazed window to side aspect.



Outside

Front and Rear Gardens

Established front and rear gardens with a variety of shrubs and trees, mainly laid to lawn, block paved driveway to the front leading to garage and car parking space for four cars, 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 TBC

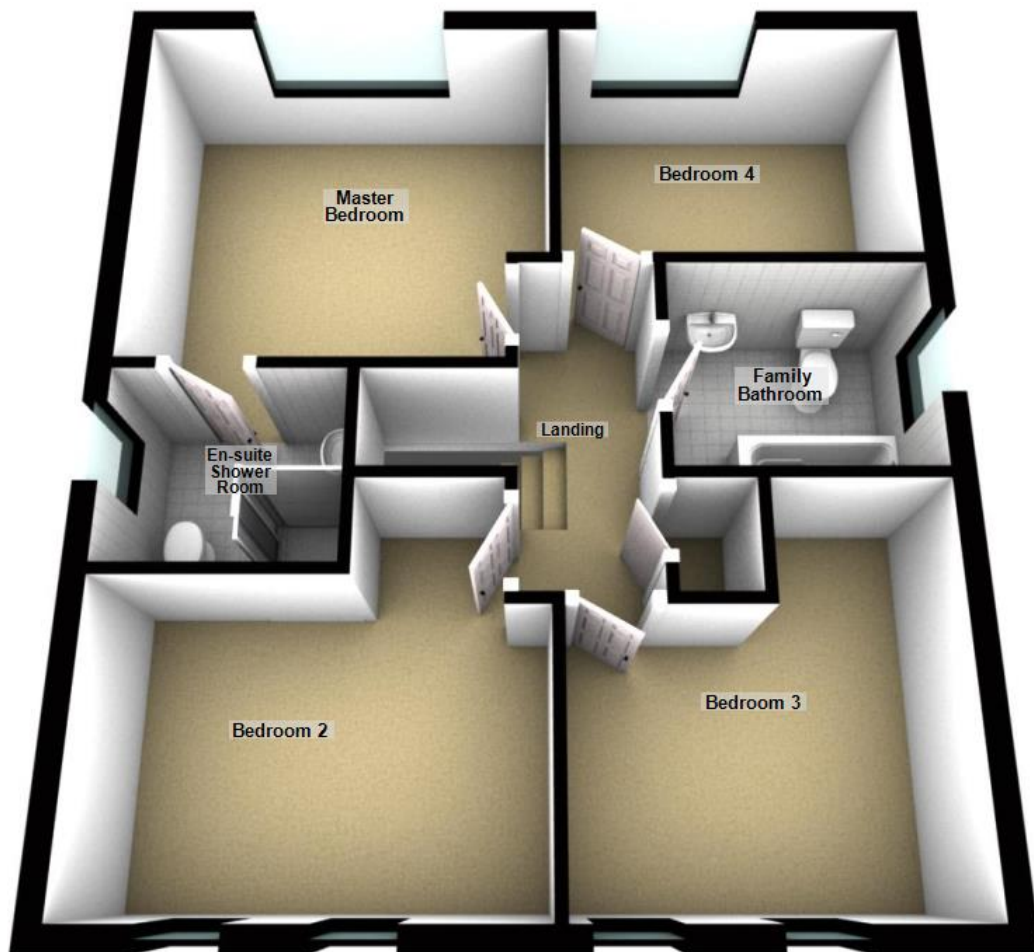
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

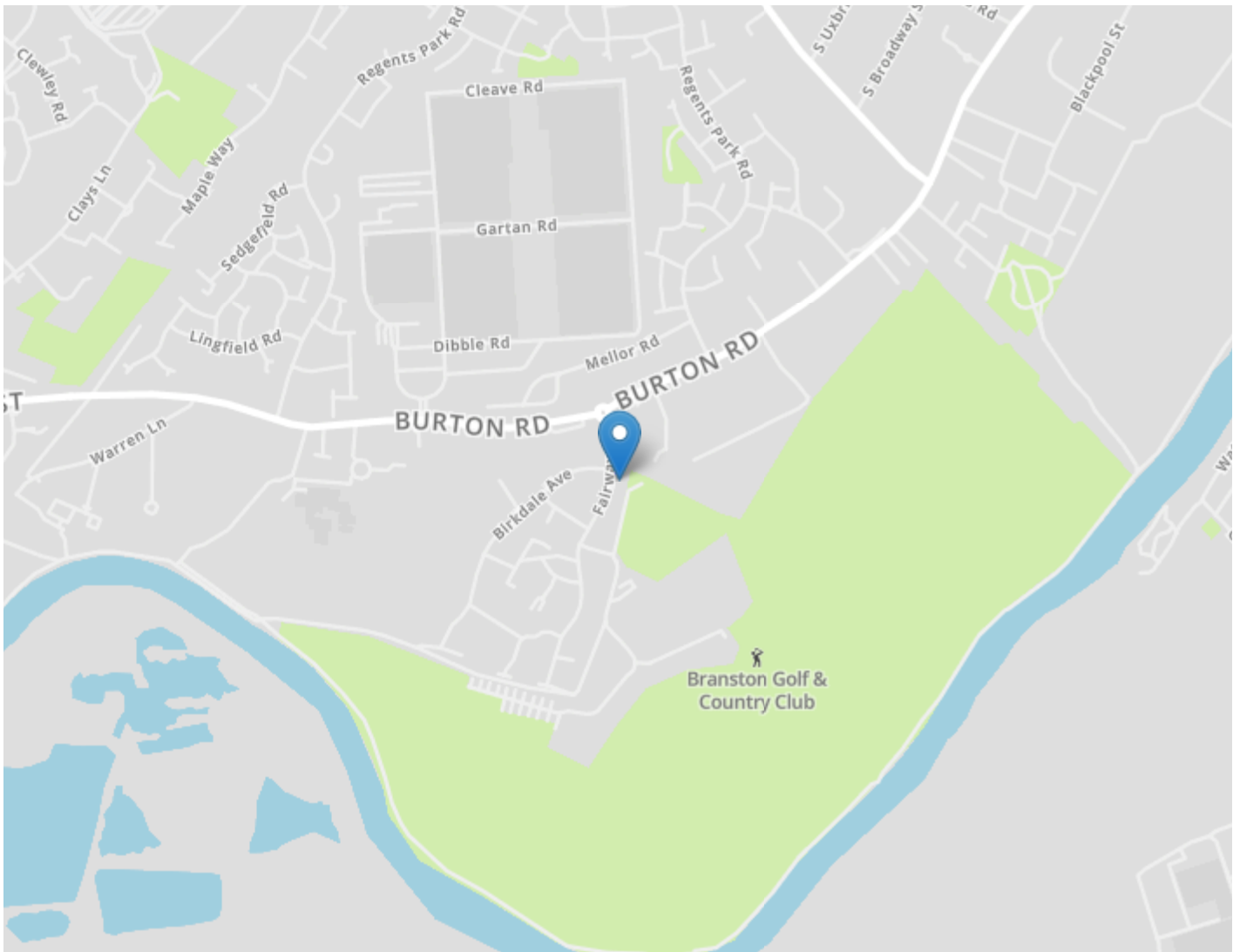
Ground Floor



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.