



Crew Partnership

Burton · Estate · Agents



**29 SHOBNALL STREET
BURTON-ON-TRENT
DE14 2HE**

**3 GOOD SIZED BEDROOMS + POSSIBLE PARKING SPACE TO THE FRONT!
Bay fronted Lounge, Dining Room, 13FT KITCHEN, Bathroom and Rear Porch.
Landing, 3 Bedrooms. UPVC DG + GCH. Front and Rear Gardens. VERY
POPULAR ROAD**

£154,950 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

11' 8" x 15' 2" (3.56m x 4.62m) UPVC double glazed window to rear aspect, coal effect gas fire set in feature surround, radiator, laminate flooring, coving to ceiling, stairway to first floor landing, uPVC double glazed door to side, doors to Lounge and Kitchen.



Lounge

11' 7" x 11' 6" (3.53m x 3.51m) UPVC double glazed bay window to front aspect, coal effect gas fire set in ornate surround, radiator, laminate flooring, coving to ceiling with ceiling rose.



Kitchen

13' 6" x 7' 8" (4.11m x 2.34m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for automatic washing machine and dishwasher, space for fridge, fitted electric oven, built-in four ring gas hob, uPVC double glazed window to side aspect, radiator with wall mounted gas combination boiler serving heating system and domestic hot water, ceramic tiled flooring, doors to Bathroom and Rear Porch.



Bathroom

Fitted with three piece suite comprising panelled bath with power shower over and folding glass screen, wash hand basin in vanity unit with cupboard under and low-level WC, tiled surround, uPVC opaque double glazed window to rear aspect, radiator.



Rear Porch

UPVC double glazed door to garden.

First Floor

Landing

Radiator, loft hatch, doors to all Bedrooms.

Master Bedroom

12' 1" x 12' 1" (3.68m x 3.68m) Double glazed window to front aspect, fitted wardrobe(s), double radiator.



Second Bedroom

12' 0" x 10' 5" (3.66m x 3.17m) UPVC double glazed window to rear aspect, two radiators, laminate flooring, door to a storage cupboard.



Third Bedroom

14' 4" x 7' 6" (4.37m x 2.29m) UPVC double glazed window to rear aspect.

Outside

Front and Rear Gardens

Rear gardens with a variety of shrubs. Sun patio seating area, outside cold water tap. Front garden laid to concrete.



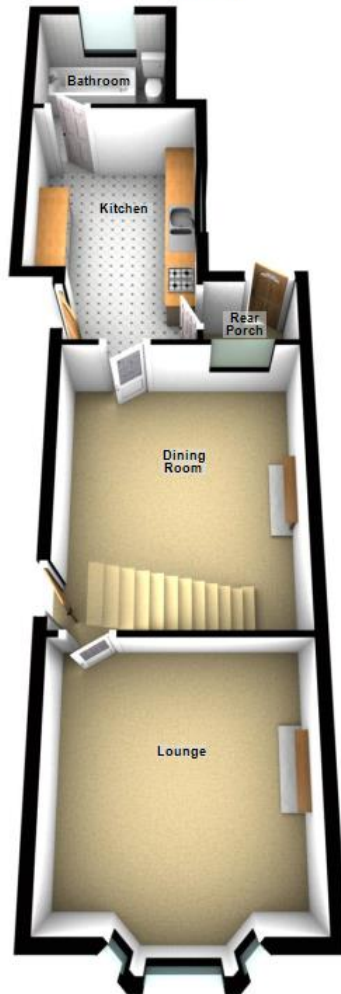
Additional Information

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.

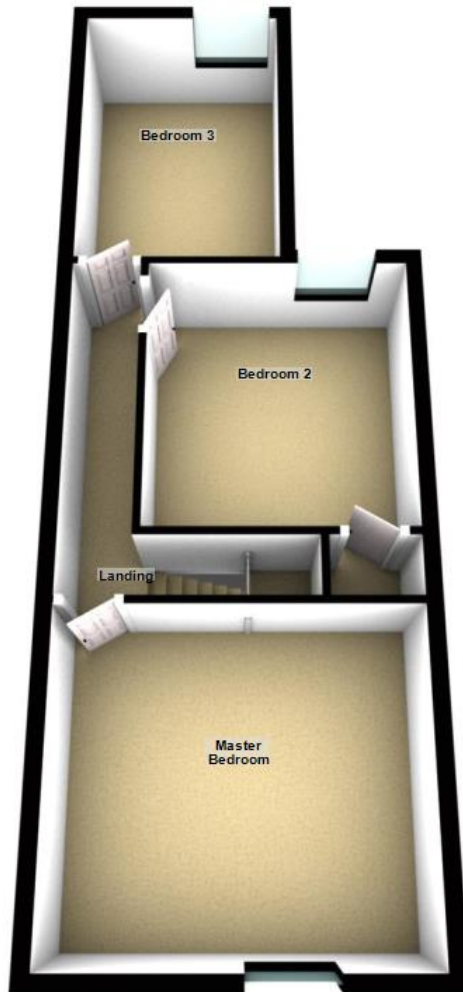
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A

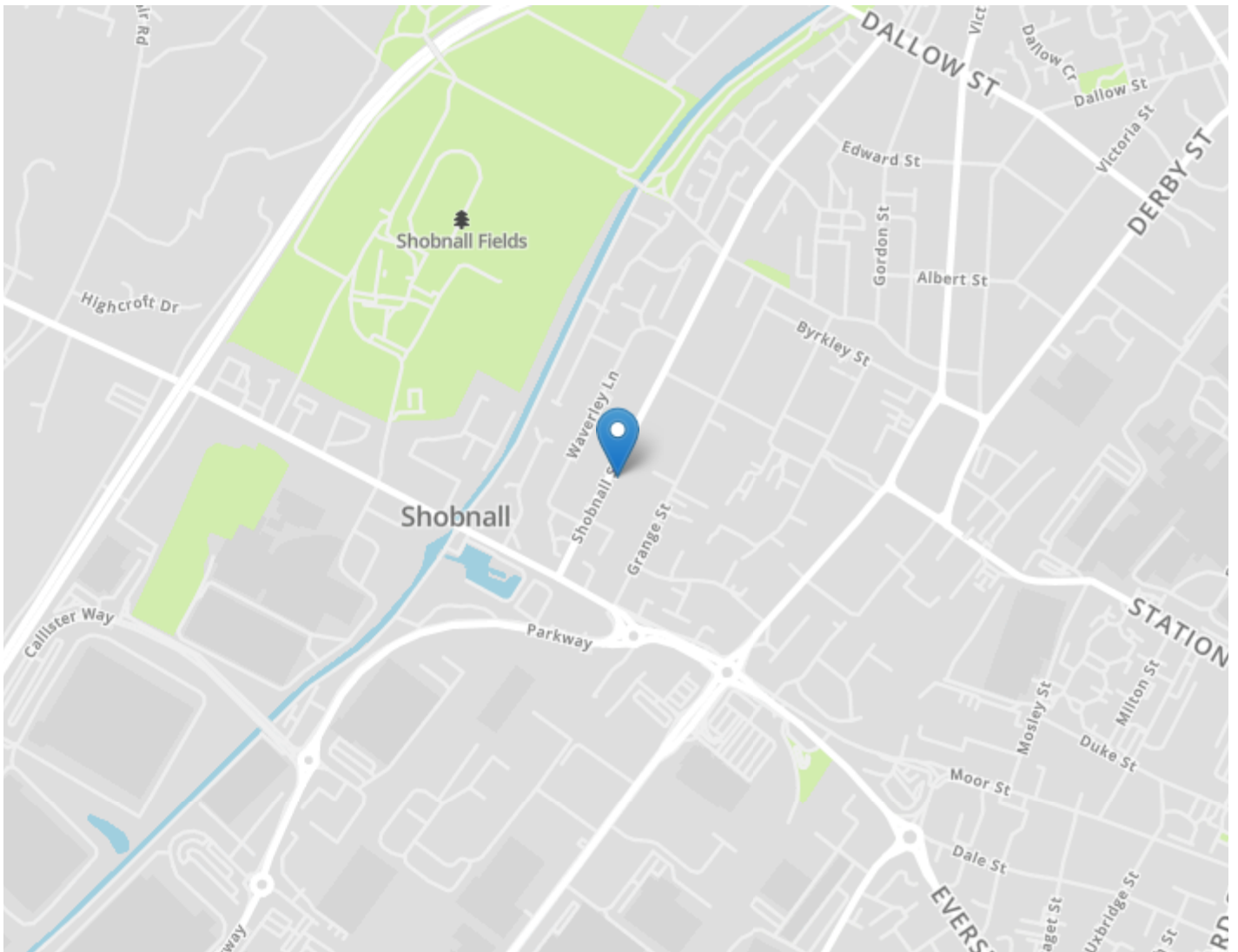
Ground Floor



For use by Crown 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.