



# Crew Partnership

Burton · Estate · Agents



**4 BALATA WAY  
BURTON-ON-TRENT  
DE13 0TY**

TOWNHOUSE OFFERING 4 BEDROOMS OVER 3 FLOORS + A GARAGE!  
Entrance Hall, CLOAKROOM, 15ft Kitchen/Dining Room. Landing, Lounge, Fourth  
Bedroom and a Family Bathroom. Landing, MASTER BEDROOM + EN-SUITE  
SHOWER ROOM, 2 further Bedrooms. UPVC DG + GCH. Front and Rear Gardens.  
Driveway leading to integral Garage. Popular Estate. NO UPWARD CHAIN

**£215,000 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**

Radiator, tiled flooring, stairway to galleried first floor landing, double glazed opaque door to front, doors to Cloakroom, Kitchen/Dining Room and Garage.



### **Cloakroom**

Fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashback, radiator, tiled flooring.



### **Kitchen/Dining Room**

15' 0" x 12' 6" (4.57m x 3.81m) Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated fridge/freezer, dishwasher and automatic washing machine, fitted electric oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear aspect, radiator with concealed gas boiler serving heating system and domestic hot water, tiled flooring, uPVC double glazed french double doors to garden.



## First Floor

### Landing

UPVC double glazed window to front aspect, radiator, stairway second floor landing, doors to Lounge, Fourth Bedroom, Family Bathroom and two storage cupboards.



### Lounge

15' 0" x 13' 0" (4.57m x 3.96m) Double radiator, uPVC double glazed french double doors to Juliet Balcony.



### Fourth Bedroom

10' 0" x 8' 1" (3.05m x 2.46m) UPVC double glazed window to front aspect, radiator.



### Family Bathroom

Fitted with three piece suite comprising panelled bath with power shower over and folding glass screen, pedestal wash hand basin and low-level WC, extractor fan, radiator.



### Second Floor

#### Landing

Doors to 3 Bedrooms and a storage cupboard.

### Master Bedroom

14' 0" x 11' 3" (4.27m x 3.43m) UPVC double glazed window to front aspect, fitted wardrobe(s) with full-length mirrored sliding doors, radiator, door to En-Suite Shower Room.



### En-Suite Shower Room

Fitted with three piece suite comprising shower enclosure with fitted power shower and folding glass screen, pedestal wash hand basin, low-level WC and extractor fan, uPVC opaque double glazed window to front aspect, radiator.



### Second Bedroom

13' 5" x 8' 3" (4.09m x 2.51m) UPVC double glazed window to rear aspect, radiator.



### Third Bedroom

10' 0" x 6' 2" (3.05m x 1.88m) UPVC double glazed window to rear aspect, radiator.



### Outside

#### Front and Rear Gardens

Established gardens, driveway to the front leading to Garage, mainly laid to lawn, outside cold water tap. Sun patio timber and decking.




#### Additional Information

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

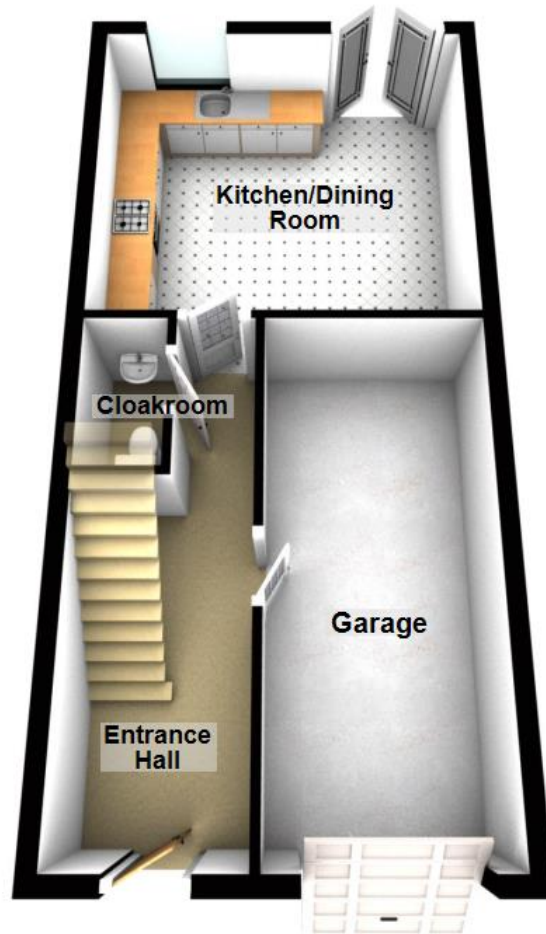
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	80	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

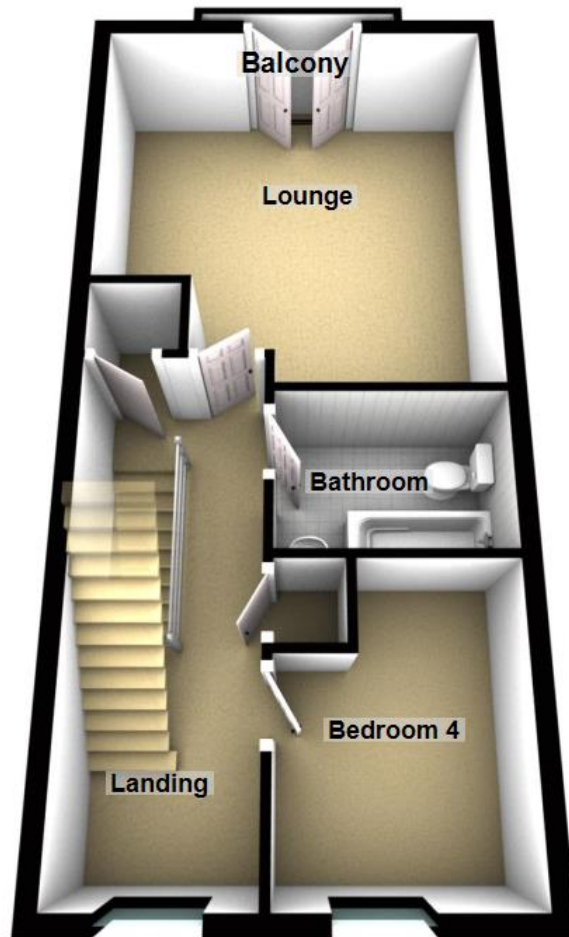


**Ground Floor**

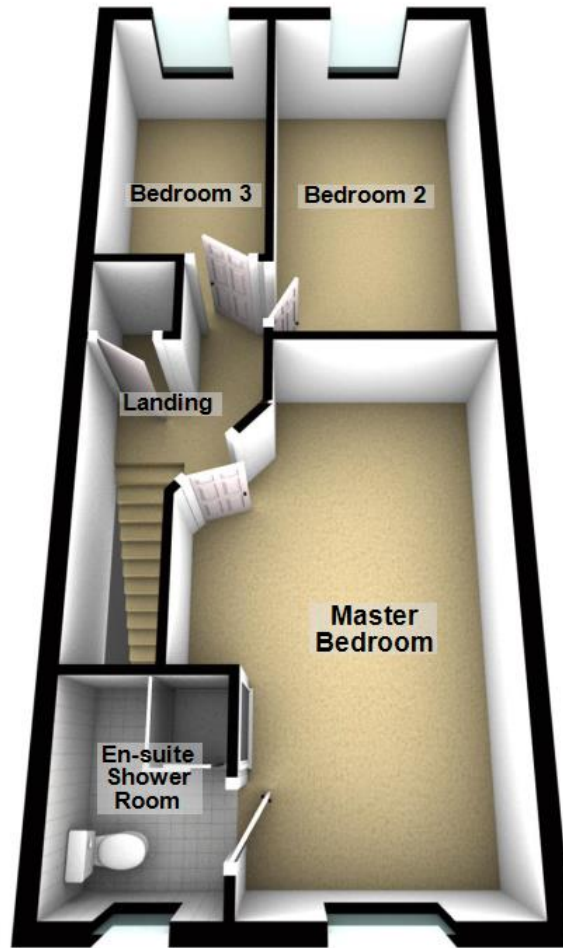


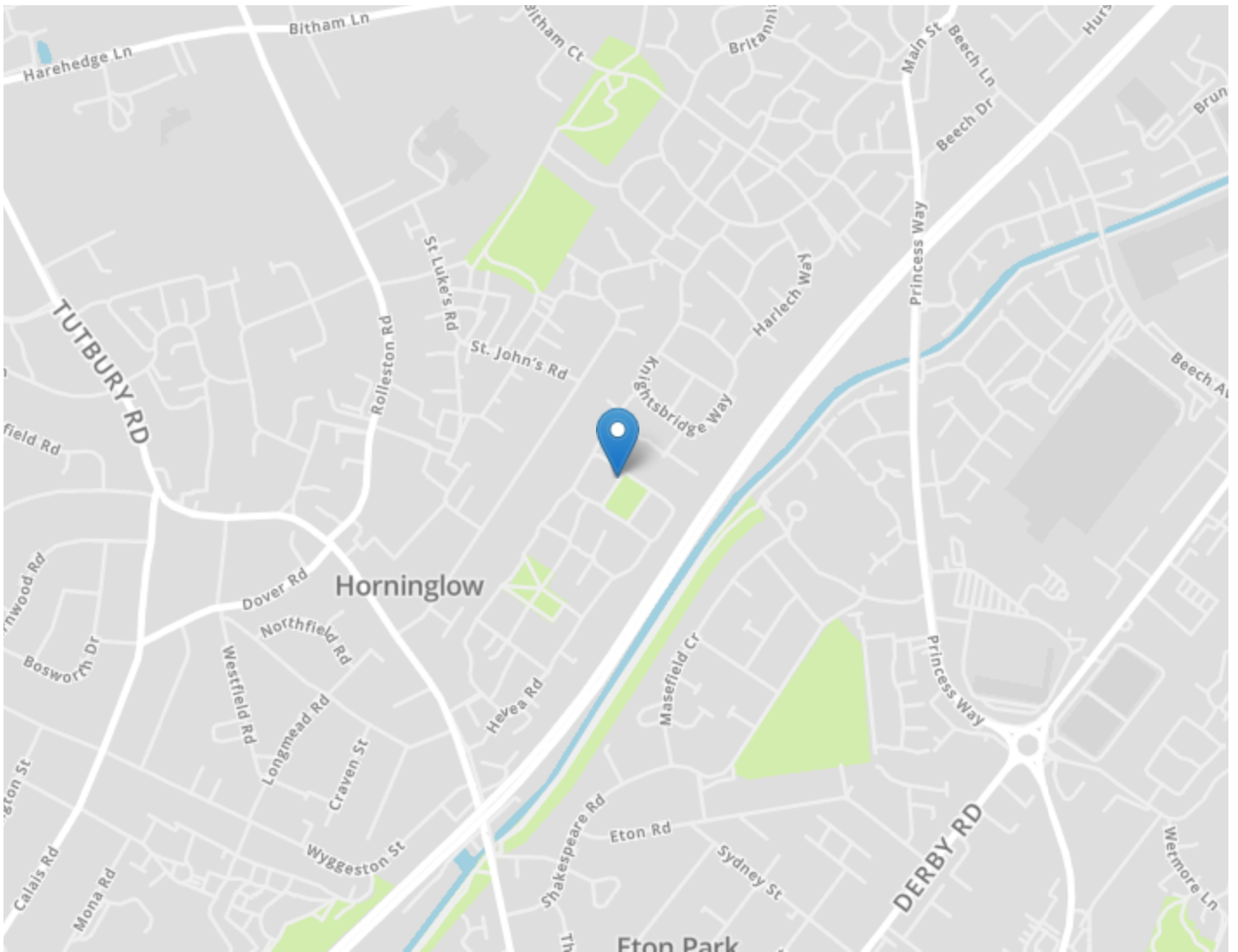
For use by Crew Partnership only  
Plan produced using PlanUp.

**First Floor**



**Second 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.