



Crew Partnership

Burton · Estate · Agents



**2 ASHDALE CLOSE
BRIZLINCOTE VALLEY
BURTON-ON-TRENT
DE15 9HN**

EXECUTIVE DETACHED 4/5 BED FAMILY HOME WITH A DOUBLE GARAGE AND ON A CORNER PLOT! Entrance Hall, Refitted Cloakroom, Lounge, Study/Fifth Bedroom, UTILITY ROOM, 20ft Kitchen/Dining Room open plan to CONSERVATORY. Landing, Master Bedroom + En-Suite, 3 Further Bedrooms and a Bathroom. UPVC DG + GCH. Double width Driveway to Double Garage. VIEWING RECOMMENDED

£367,500 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

Porch

UPVC double glazed window to front aspect, tiled flooring, uPVC double glazed doors to Entrance Hall and front of the property.

Entrance Hall

UPVC frosted double glazed window to front aspect, Storage cupboard, radiator, laminate flooring, stairs leading to the first floor landing, doors to Study, Lounge, Cloakroom, Utility Room, Kitchen/Dining Room and an under-stairs storage cupboard.



Cloakroom

UPVC double glazed window to rear aspect, recently refitted with two piece suite comprising, vanity wash hand basin and low-level WC, tiled splashback, radiator.



Utility Room

Plumbing for washing machine, vent for tumble dryer, tiled flooring, uPVC double glazed door to garden.



Study/Fifth Bedroom

10' 4" x 7' 6" (3.15m x 2.29m) UPVC double glazed window to front aspect, radiator.



Lounge

20' 0" x 10' 10" (6.10m x 3.30m) Two uPVC double glazed windows to side aspect, two radiators, laminate flooring, uPVC double glazed patio door to garden.



Kitchen/Dining Room

20' 0" x 12' 6" Reducing to 10' 3" (6.10m x 3.81m) 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, built-in dishwasher, space for fridge/freezer, built-in eye level electric fan assisted oven, four ring electric hob with extractor hood over, built-in microwave, uPVC double glazed box window to front aspect, radiator, vinyl flooring, open plan to Conservatory.



Conservatory

9' 5" x 8' 8" (2.87m x 2.64m) UPVC double glazed window to rear aspect, uPVC double glazed window to side aspect, two windows to side, uPVC double glazed door to garden.



First Floor

Landing

Doors to all Bedrooms, Family Bathroom and a storage cupboard.

Master Bedroom

12' 11" x 9' 9" (3.94m x 2.97m) UPVC double glazed window to front aspect, radiator, door to En-Suite Bathroom.



En-Suite Bathroom

Fitted with three piece suite comprising bath with shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC opaque double glazed window to side aspect, radiator.

Second Bedroom

11' 0" x 11' 5" (3.35m x 3.48m) UPVC double glazed window to front aspect, radiator.



Third Bedroom

13' 10" x 8' 2" (4.22m x 2.49m) UPVC double glazed window to rear aspect, radiator, door to a storage cupboard.



Fourth Bedroom

9' 4" x 6' 0" (2.84m x 1.83m) UPVC double glazed window to front aspect, radiator, door to a storage cupboard,



Family Bathroom

Fitted with three piece suite comprising bath with shower over and folding screen, pedestal wash hand basin and low-level WC, uPVC opaque double glazed window to rear aspect, radiator, tiled flooring.



Outside

Front, Side and Rear Gardens

Front and side gardens mainly laid to lawn. Double width tarmacked driveway leading to Double Garage.

Rear garden mainly laid to lawn bordered by a variety of bushes, shrubs and trees. A paved seating area leading to an outside Storage cupboard and a door leading to the Double Garage.



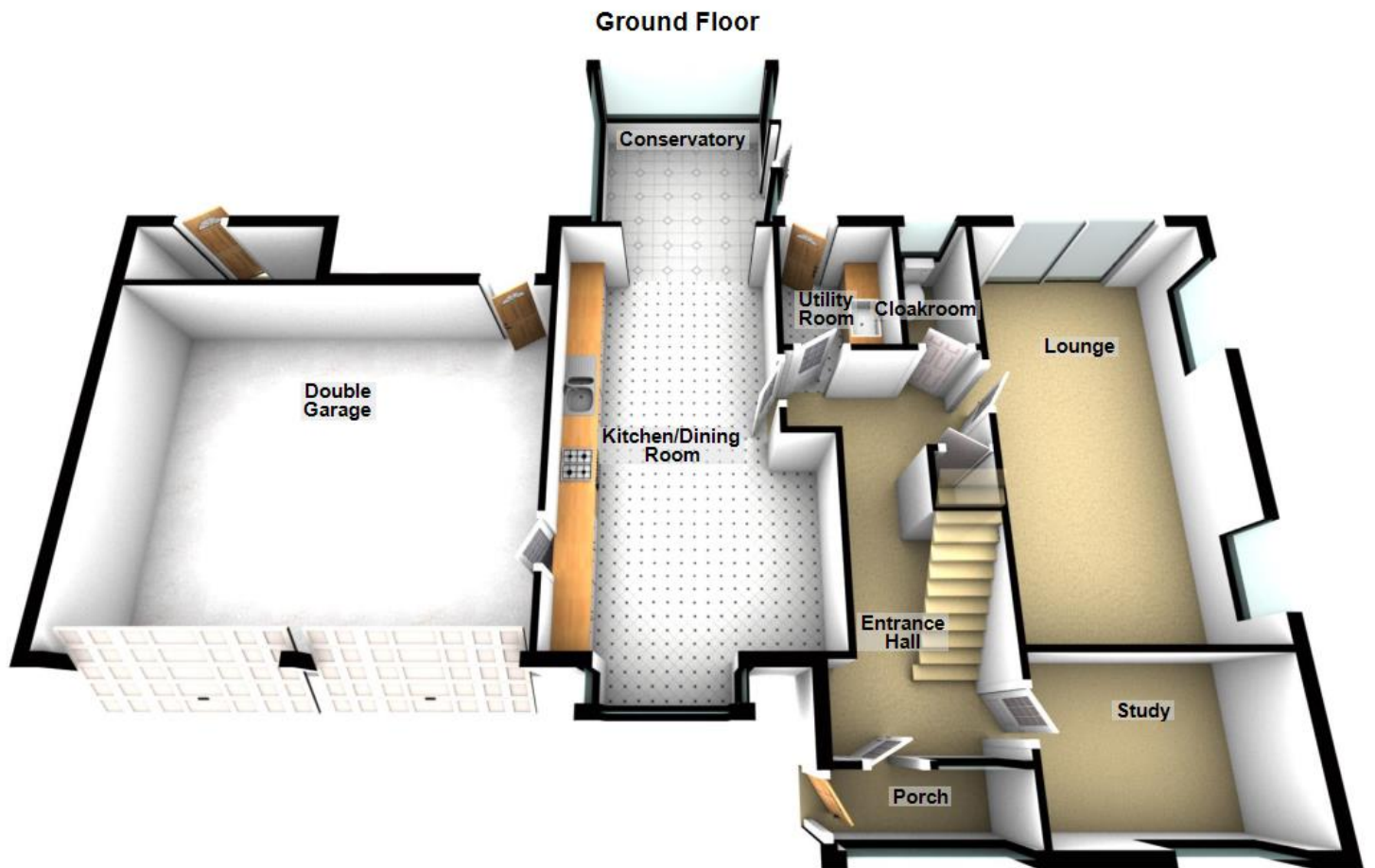
Additional Information

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.

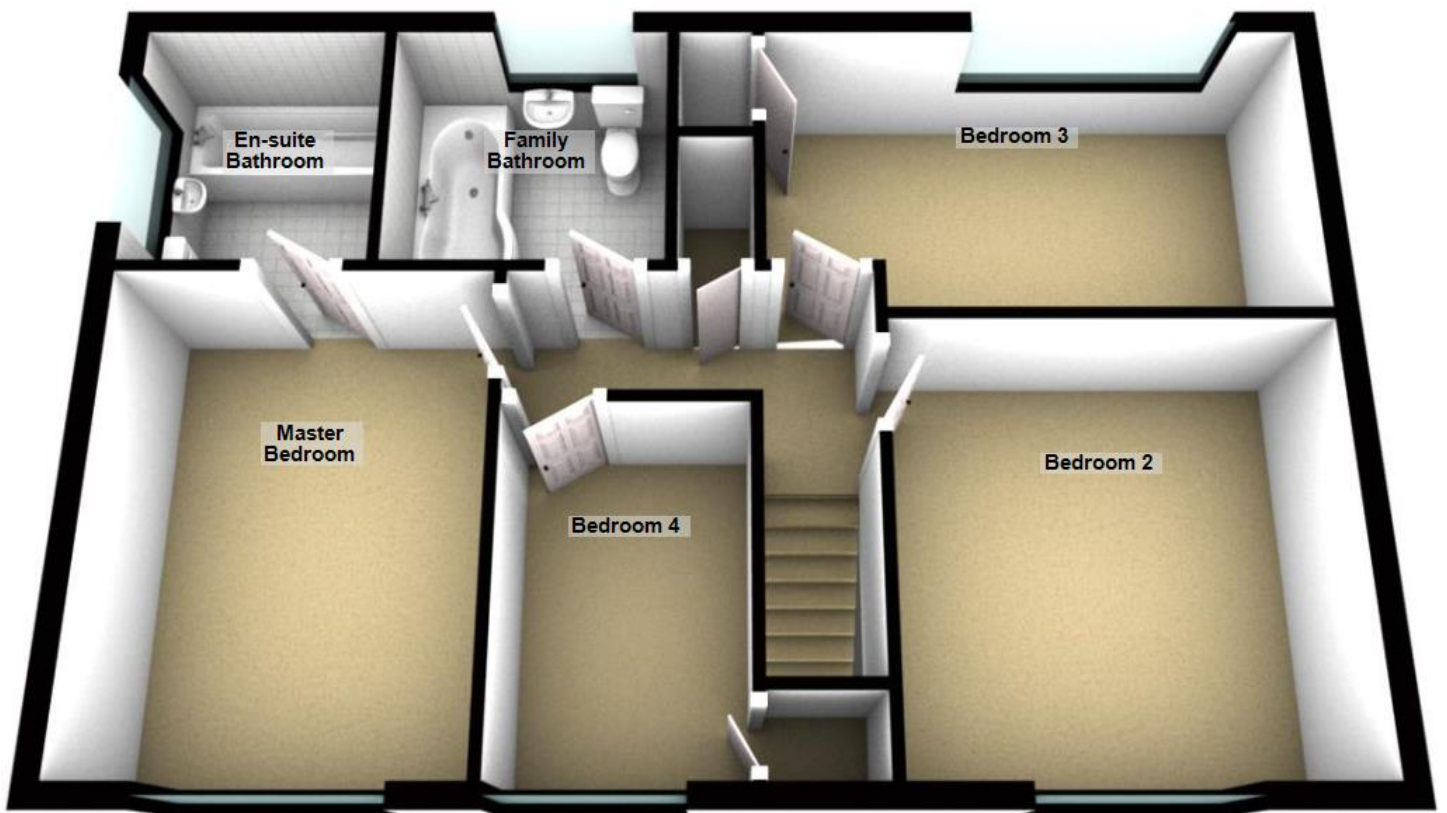
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

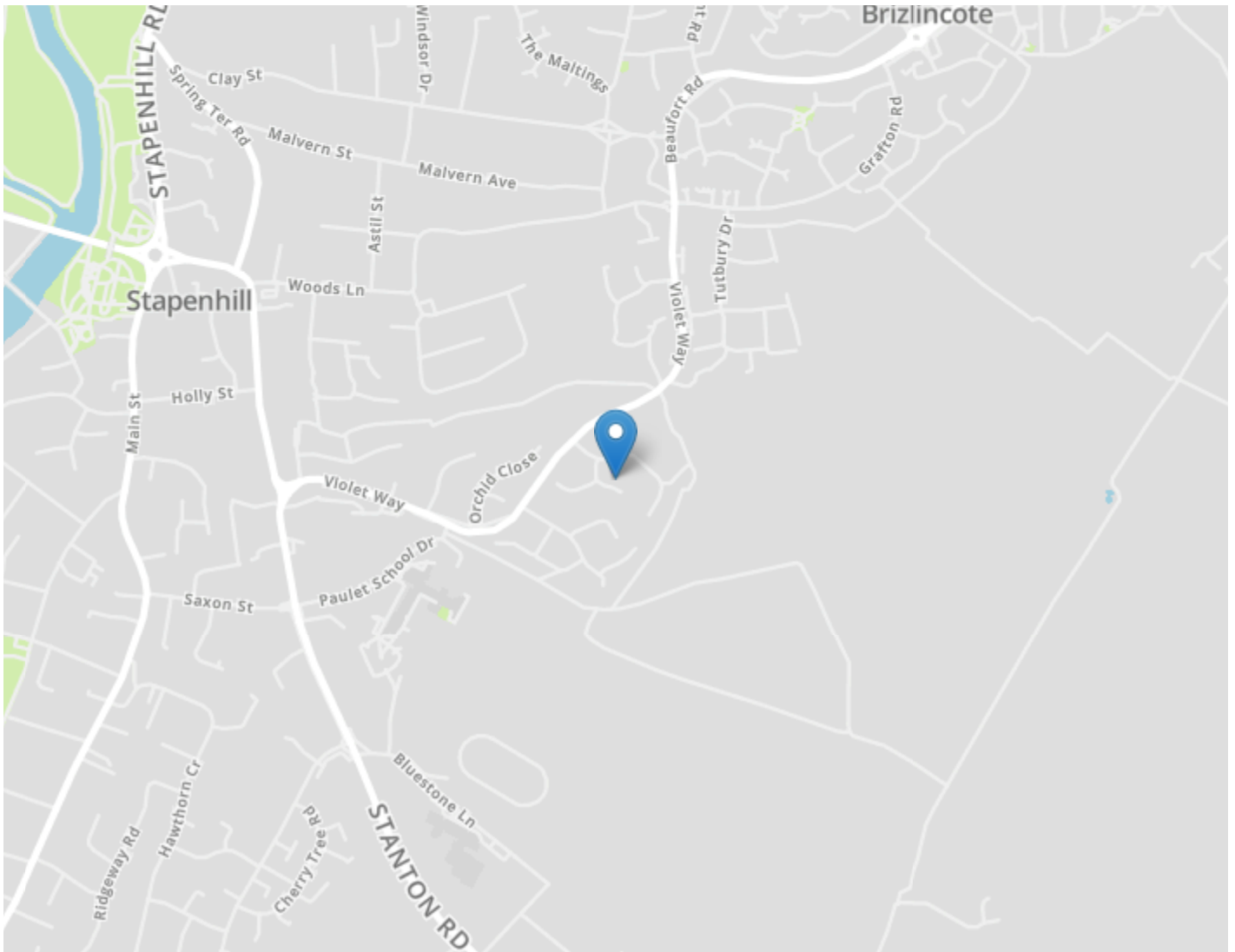
| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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.