



Crew Partnership

Burton · Estate · Agents



**31 MEYNELL CLOSE
BRIZLINCOTE VALLEY
BURTON-ON-TRENT
DE15 9DP**

REFITTED SEMI DETACHED FAMILY HOME + CONSERVATORY! Entrance Hall, Lounge, 13ft REFITTED KITCHEN, Conservatory. Landing, 3 BEDROOMS and a REFITTED BATHROOM. UPVC DG + GCH. Block paved Driveway. Private rear garden. VIEWING HIGHLY RECOMMENDED

£199,950 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

Entrance Hall

Ceramic tiled flooring, stairway to galleried first floor landing, uPVC double glazed opaque door to front, door to Lounge.

Lounge

13' 7" x 12' 7" (4.14m x 3.84m) UPVC double glazed window to front aspect, radiator, ceramic tiled flooring, coving to ceiling, open plan to Fitted Kitchen, door to storage cupboard.



Fitted Kitchen

13' 8" x 8' 0" (4.17m x 2.44m) Refitted with a matching range of base and eye level cupboards, stainless steel sink unit with mixer tap, integrated dishwasher and automatic washing machine, space for fridge/freezer, fitted eye level electric fan assisted double oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear aspect, single radiator with wall mounted concealed gas combination boiler serving heating system and domestic hot water, ceramic tiled flooring, double door to Conservatory.



Conservatory

15' 1" x 11' 0" (4.60m x 3.35m) Half brick construction with uPVC double glazed windows and polycarbonate roof, radiator, ceramic tiled flooring, uPVC double glazed door to garden.



First Floor

Landing

Radiator, loft hatch, doors to all Bedrooms and Bathroom.



Master Bedroom

10' 7" x 9' 0" (3.23m x 2.74m) UPVC double glazed window to front aspect, radiator.



Second Bedroom

9' 0" x 8' 5" (2.74m x 2.57m) UPVC double glazed window to rear aspect, fitted bedroom suite with a range of wardrobes, radiator.



Third Bedroom

6' 4" x 6' 0" (1.93m x 1.83m) UPVC double glazed window to front aspect, radiator.



Bathroom

Refitted with three piece suite comprising panelled bath with power shower over and folding glass screen, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, extractor fan, uPVC opaque double window to rear aspect, ceramic tiled flooring.



Outside

Front and Rear Gardens

Established front and rear gardens, outside cold water tap, block paved driveway to the front car parking space for three cars. Sun patio seating area, timber, decking and area.



Additional Information

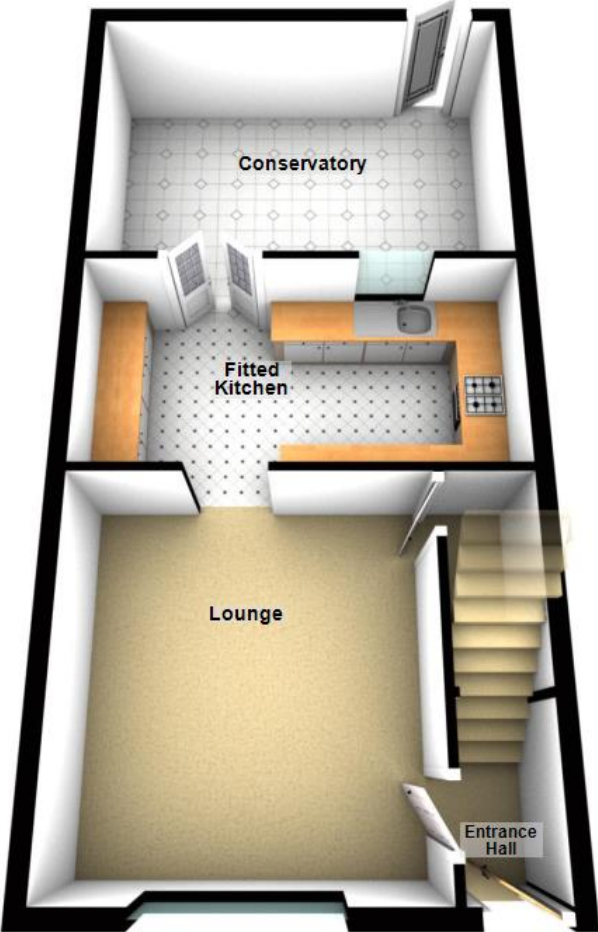
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

**New boiler installed in 2023 and still within warranty.

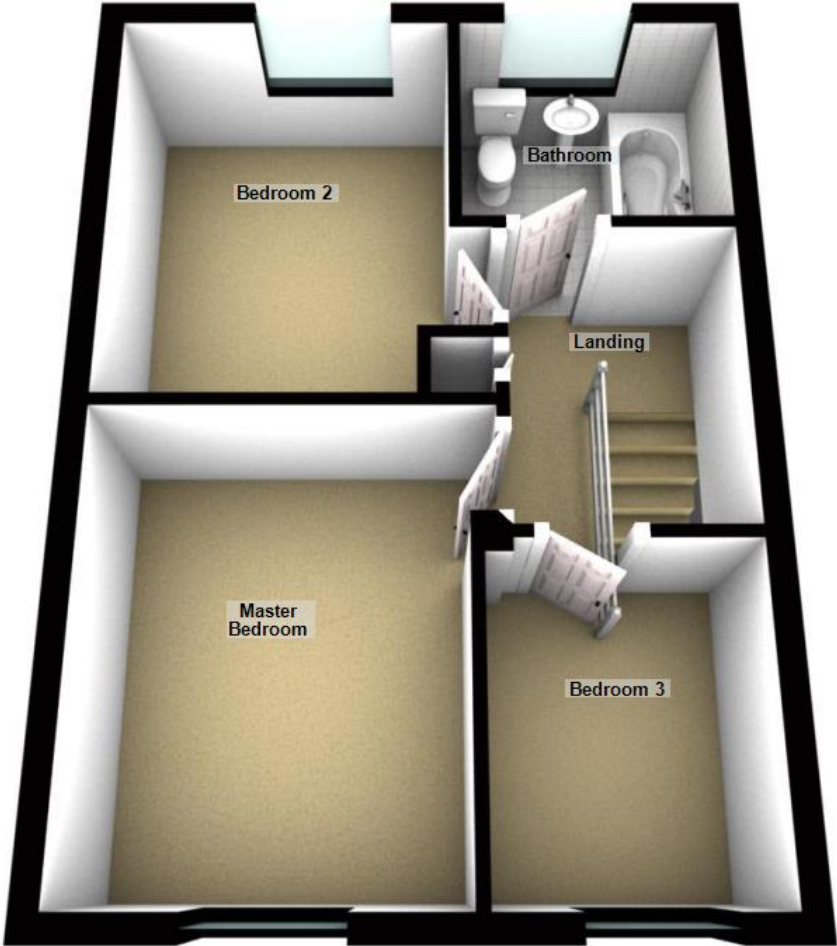
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

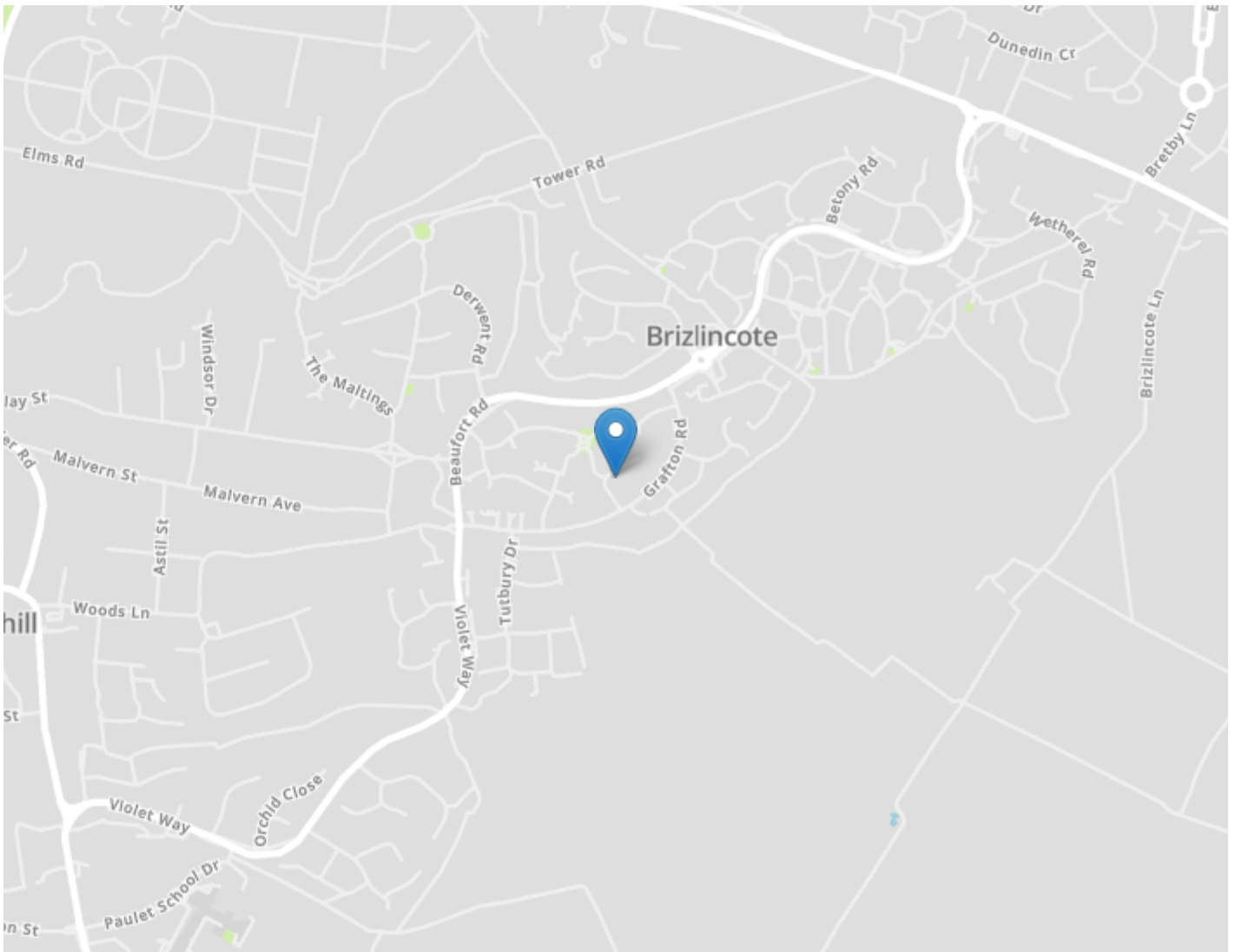
Ground Floor



For use by Crew Partnership only
Plan produced using PlanUp.

First Floor





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.

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.