



Crew Partnership

Burton • Estate • Agents



**10 THORNEWILL DRIVE
STRETTON
BURTON-ON-TRENT
DE13 0HY**

SEMI DETACHED FAMILY HOME WITH 3 DOUBLE BEDROOMS AND NO UPWARD CHAIN! Entrance Hall, Lounge open plan to Dining Room and a Fitted Kitchen. Landing, 3 Bedrooms and a Bathroom. UPVC DG + GCH. front, side and Rear Gardens. Driveway leading to GARAGE. Cul-de-sac Location. POPULAR VILLAGE

£245,000 FREEHOLD

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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

UPVC double glazed window to front aspect, radiator, laminate flooring, stairway to galleried first floor landing, UPVC double glazed door to side, doors to Lounge and Fitted Kitchen.



Lounge

14' 4" x 11' 2" (4.37m x 3.40m) UPVC double glazed window to front aspect, coal effect electric fire set in wooden surround, double radiator, open plan archway to Dining Room.



Dining Room

9' 9" x 9' (2.97m x 2.74m) uPVC Double Glazed French Double Doors to Garden.



Fitted Kitchen

10' 8" x 8' 3" (3.25m x 2.51m) Fitted with a matching range of base and eye level cupboards with round edged worktops, wine rack, 1 1/2 bowl sink unit with mixer tap with tiled surround, plumbing for automatic washing machine and dishwasher, fitted electric oven, built-in four ring ceramic hob with extractor hood over, uPVC double glazed window to rear aspect, uPVC double glazed door to rear, door to Pantry.



Pantry

With wall mounted concealed gas combination boiler serving heating system and domestic hot water.

First Floor

Landing

UPVC double glazed window to side aspect, doors to all Bedrooms and Bathroom.

Master Bedroom

13' 3" x 9' (4.04m x 2.74m) UPVC double glazed window to front aspect, radiator.



Second Bedroom

11' 4" x 11' (3.45m x 3.35m) UPVC double glazed window to rear aspect, radiator.



Third Bedroom

10' 6" x 8' 7" (3.20m x 2.62m) UPVC double glazed window to front aspect, uPVC double glazed window to side aspect, radiator, loft hatch.



Bathroom

Fitted with a three piece suite comprising panelled bath with power shower over and fixed glass screen, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, uPVC opaque double glazed window to rear aspect.



Outside

Gardens

Established front, side and rear gardens with a variety of shrubs and trees, mainly laid to lawn, driveway to the rear leading to garage and car parking space. Sun patio timber and decking, raised beds and an outside cold water tap.



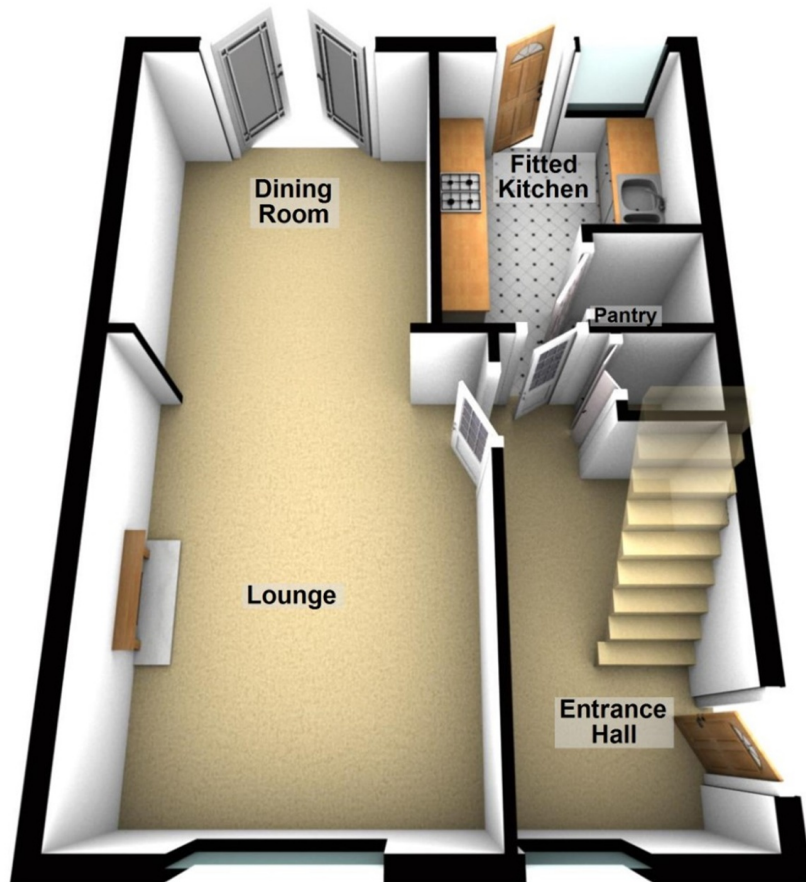
Additional Information

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.

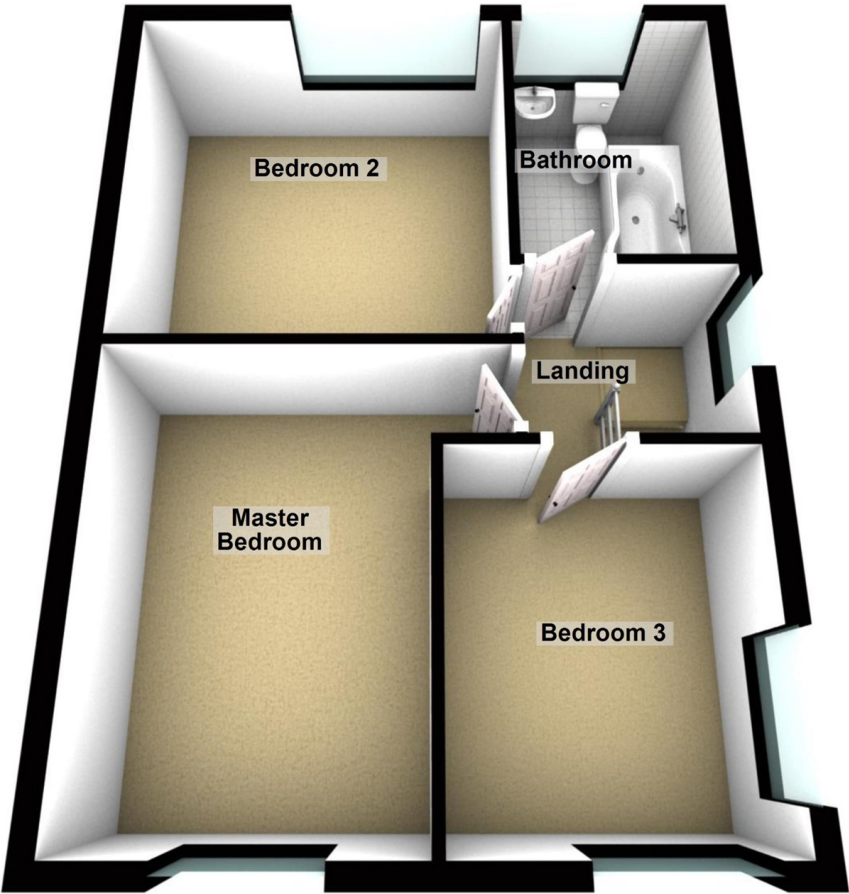
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

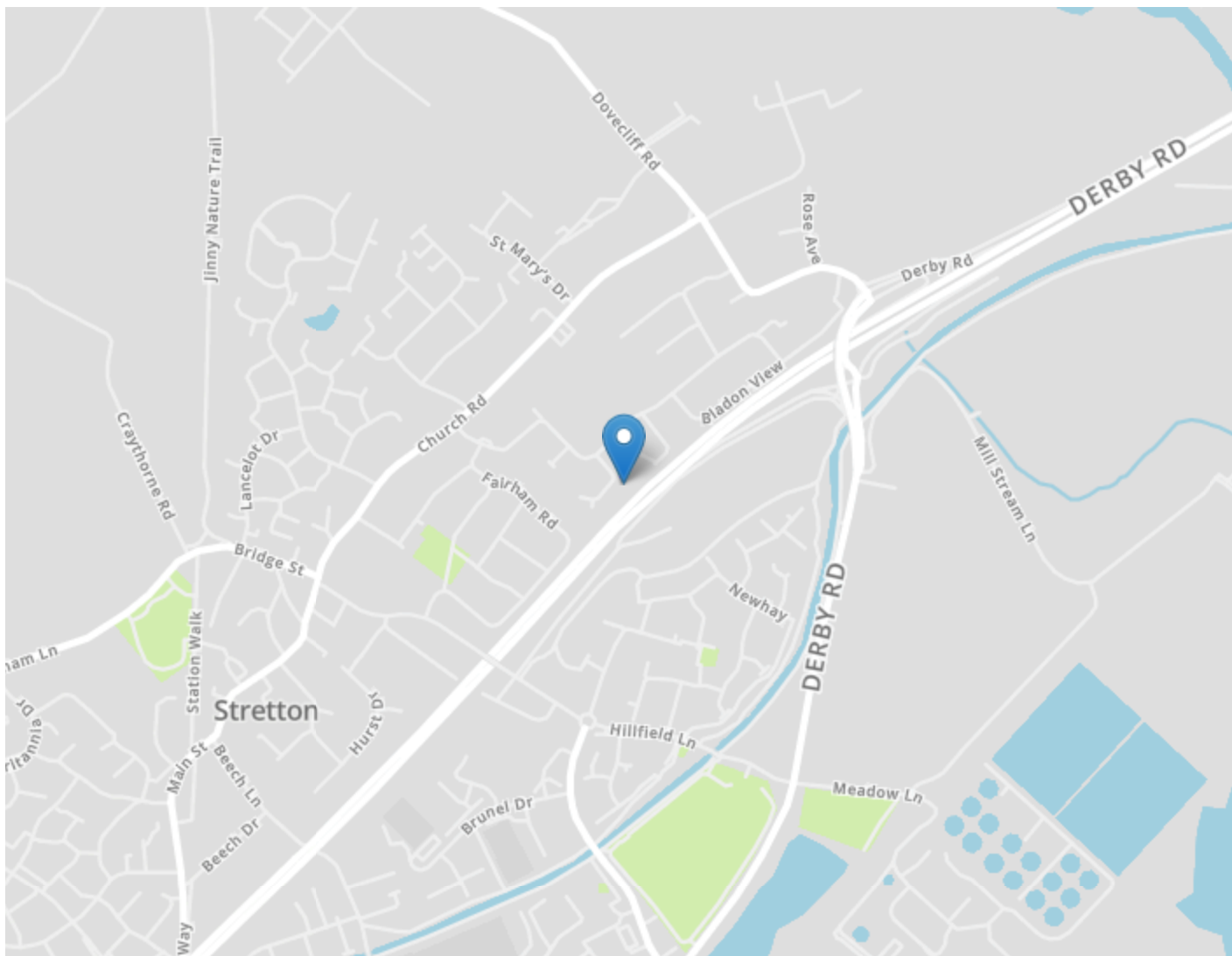
Ground Floor



For use only by Crew Partnership
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.