



Crew Partnership

Burton · Estate · Agents



**107 WOODS LANE
STAPENHILL
BURTON-ON-TRENT
DE15 9DB**

3 BED END OF TERRACE TOWNHOUSE + GARAGE + NO UPWARD CHAIN!
Entrance Hall, UTILITY ROOM and a Cloakroom. Landing, Lounge open plan to Fitted Kitchen and Third Bedroom. Landing, 2 further Double Bedrooms and a REFITTED BATHROOM. UPVC DG + GCH. Front and Rear Gardens. Driveway leading to Garage. Private Rear Garden. IN THE HEART OF THE VILLAGE

£209,950 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

Up and over door to GARAGE. Double glazed opaque door to Entrance Hall.

Entrance Hall

Radiator, ceramic tiled flooring, stairway to first floor landing, door to Utility Room.



Utility Room

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, extractor fan, plumbing for automatic washing machine, space for fridge/freezer, uPVC double glazed window to rear aspect with wall mounted concealed gas boiler serving heating system and domestic hot water, radiator, double glazed door to garden, doors to Cloakroom and a storage cupboard.



Cloakroom

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



First Floor

Landing

Radiator, stairway second floor landing, doors to Lounge and Third Bedroom.



Lounge

15' 0" x 9' 2" (4.57m x 2.79m) Two uPVC double glazed windows to front aspect, radiator, open plan to Fitted Kitchen.



Fitted Kitchen

10' 3" x 8' 0" (3.12m x 2.44m) Fitted with a matching range of base and eye level units with worktop space over, wine rack, 1+1/2 bowl stainless steel sink unit with mixer tap with tiled splashbacks, integrated fridge/freezer and dishwasher, fitted electric oven, built-in four ring gas hob with extractor hood over.



Third Bedroom

15' 0" x 7' 8" (4.57m x 2.34m) Two uPVC double glazed windows to rear aspect, radiator.



Second Floor

Landing

Coving to ceiling, doors to two Bedrooms, Bathroom and a storage cupboard.



Master Bedroom

15' 0" x 12' 4" (4.57m x 3.76m) UPVC double glazed dormer window to front aspect, fitted wardrobe(s) with full-length mirrored sliding doors, radiator, door to a storage cupboard.



Second Bedroom

15' 0" x 10' 0" (4.57m x 3.05m) Two UPVC Double glazed velux windows to rear aspect, radiator.



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, extractor fan, radiator.



Outside

Front and Rear Gardens

Established gardens with a variety of shrubs, mainly laid to lawn, gated side access, driveway to the front leading to garage. Sun patio seating area.

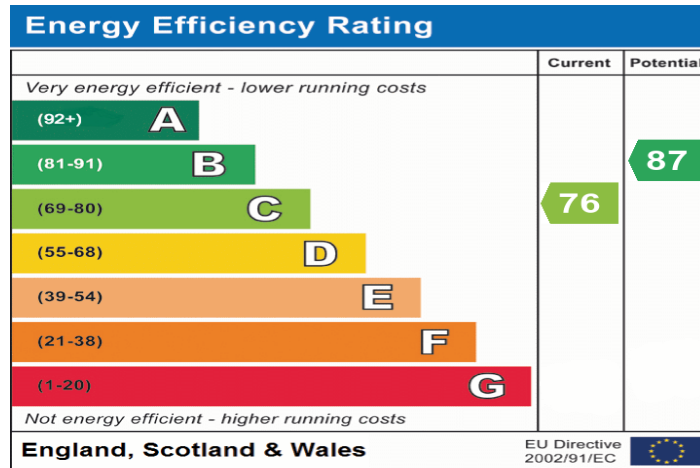


Additional Information

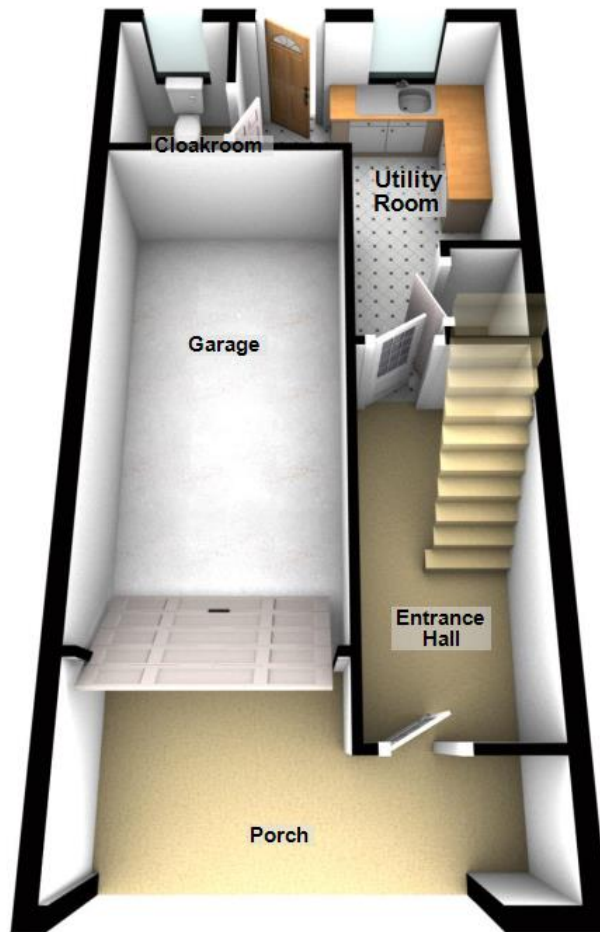
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

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

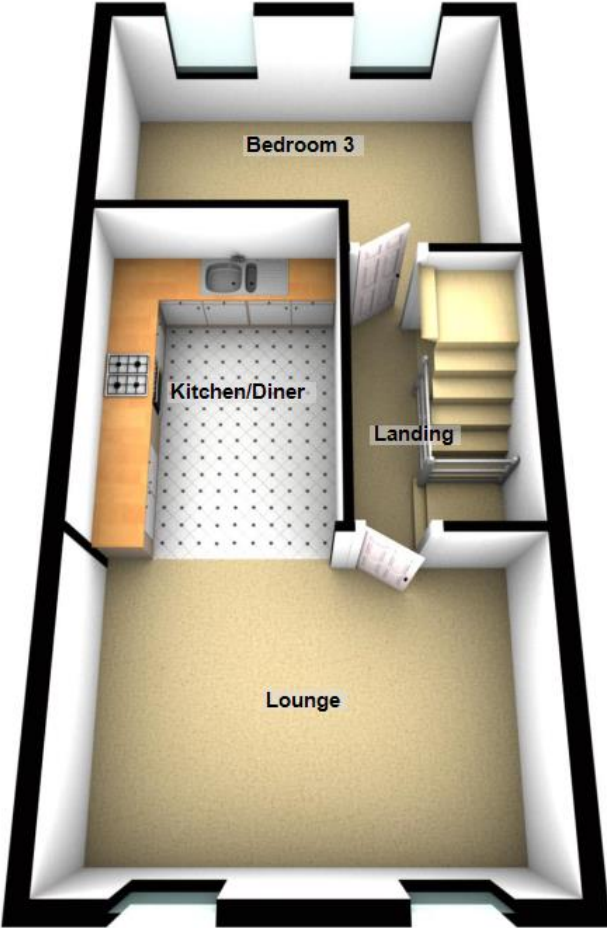


Ground Floor



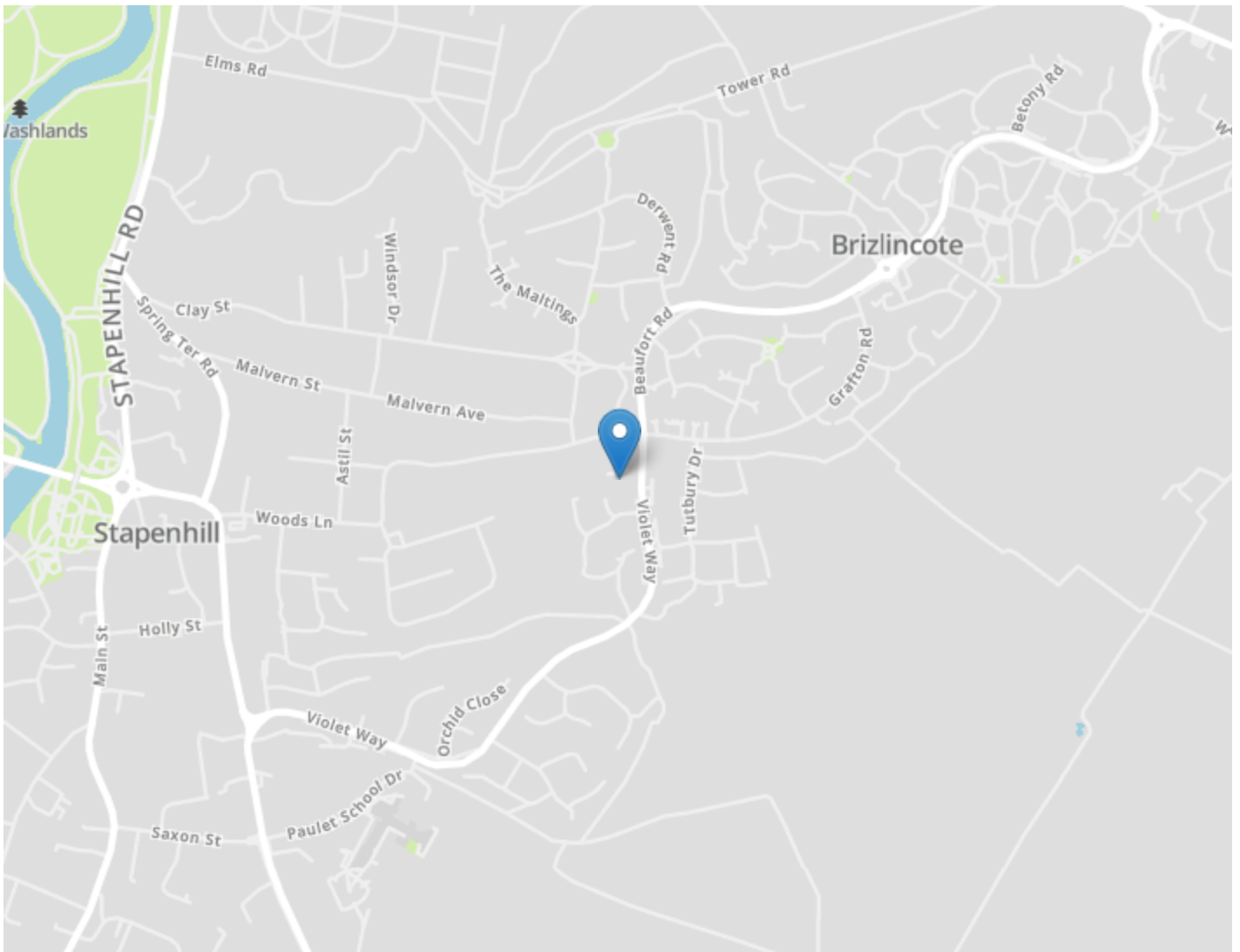
For use by Crew Partnership only
Plan produced using PlanUp.

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.