



# Crew Partnership

Burton • Estate • Agents



**201 BURTON ROAD  
BRANSTON  
BURTON-ON-TRENT  
DE14 3DR**

EXTENDED SEMI DETACHED HOME WITH A 30FT CONSERVATORY + GIANT WORKSHOP/GAMES ROOM! 29ft Open Plan Kitchen/Living Area, Conservatory. Landing, 3 BEDROOMS and a Family Bathroom. UPVC DG + GCH. Front and Rear Gardens. Driveway to the front, Car Port to the side allowing vehicular Access to the rear. Detached 27FT GAMES ROOM/WORKSHOP. Cul-de-sac Location.

**£255,000 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 todays 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

### Open Plan Kitchen/Living Area

#### Living Space

9.06m x 5.6m (29'9" x 18'4") having kitchen/preparation area with a range of high gloss fronted base cupboards and drawers, matching wall mounted units.

#### Kitchen/Preparation Area

having a range of high gloss fronted base cupboards and drawers, matching wall mounted units. Windows to front side and rear, a door to the side, a further door to the rear conservatory, stairs to first floor with understairs cupboard, two central heating radiators and feature fireplace with marble hearth.





### Conservatory

9.61m x 3.75m (31'6" x 12'4")

having windows to three sides, door to carport, vertical radiator and stainless steel sink set into a work top with base cupboards and drawers under and wall mounted cupboards.



### Car Port/Storage Area

8.39m x 3.76m (27'6" x 12'4")

having paved floor, sliding doors to side elevation and a glazed doors and single doors to front.



### Games Room/Workshop

8.75m x 5.55m (28'8" x 18'3")

having bi-fold doors to the garden.

### First Floor

### Landing

Loft hatch, doors to all Bedrooms and Bathroom.



### Master Bedroom

4.14m x 2.8m (13'7" x 9'2")

having one central heating radiator and window to rear elevation.



### Second Bedroom

3.42m x 2.16m (11'3" x 7'1")

having one central heating radiator and window to rear elevation.



### Third Bedroom

3.84m x 1.79m (12'7" x 5'10")

having one central heating radiator and window to front elevation.



### Bathroom

having three piece white suite comprising panelled bath, pedestal wash basin, wc, one central heating radiator and window.



### Second Floor

#### Loft Room

5.62m x 3.27m (18'5" x 10'9")

Fixed steps from the landing lead up to the loft which has a skylight.





Outside

Front and Rear Gardens

The rear garden is mainly laid to lawn. To the front of the property there is off road parking.

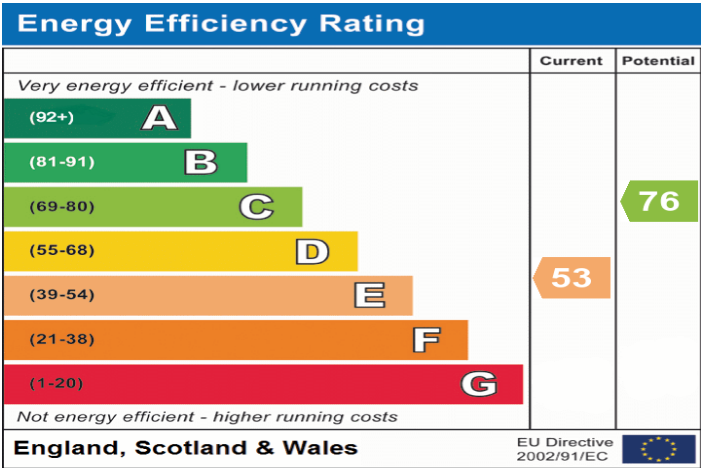


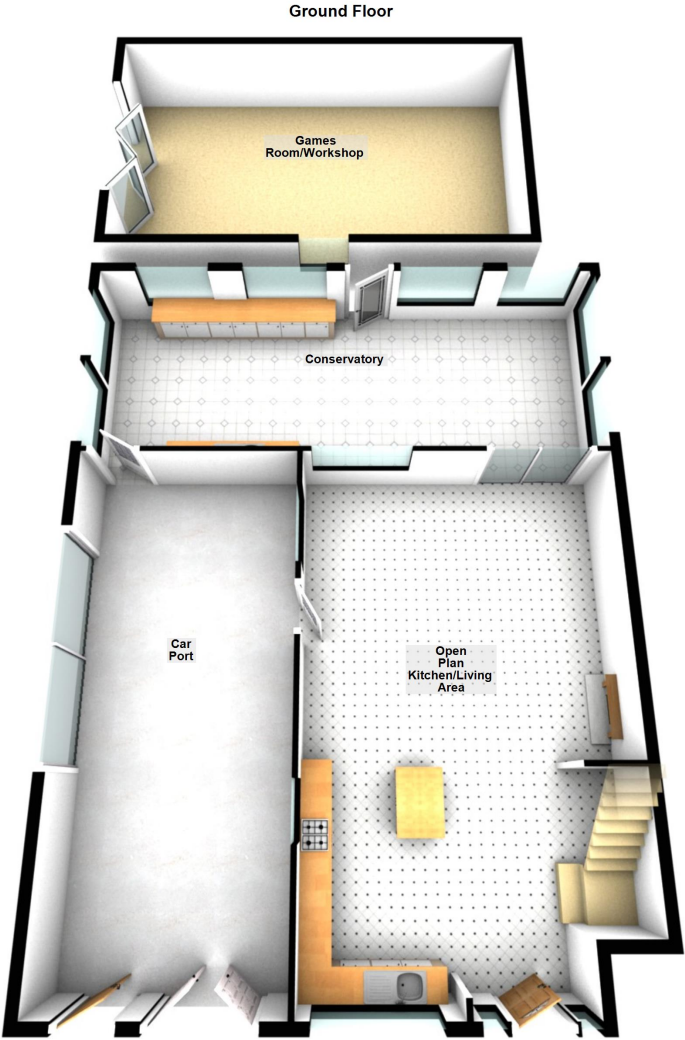
Additional Information

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

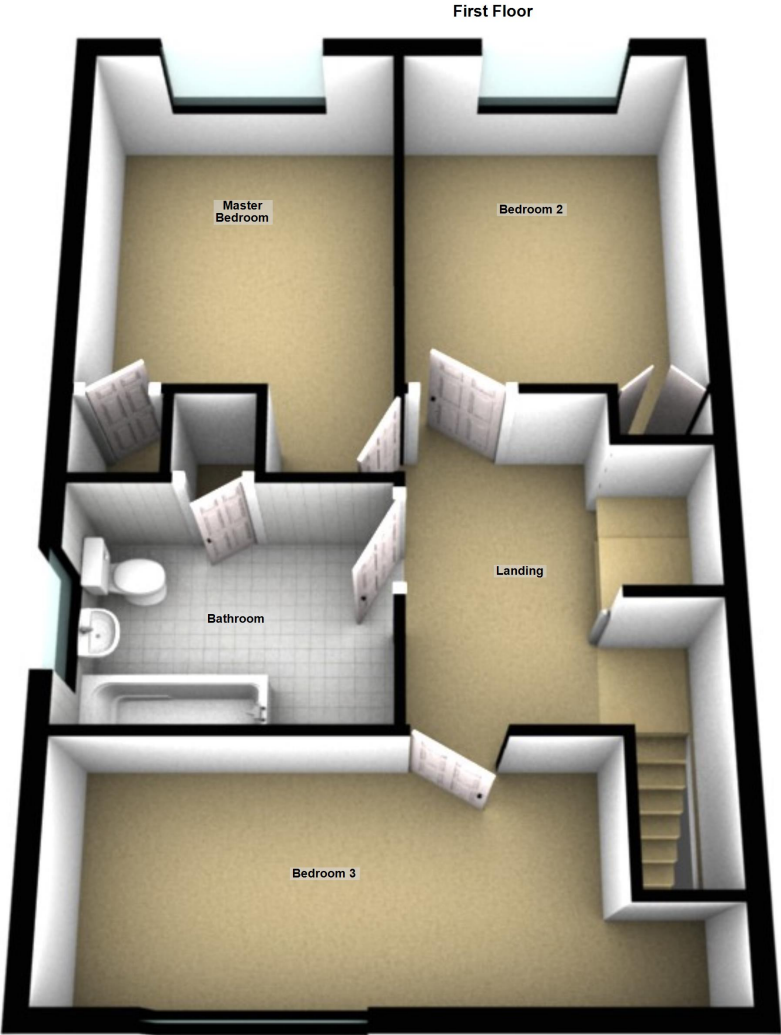
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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





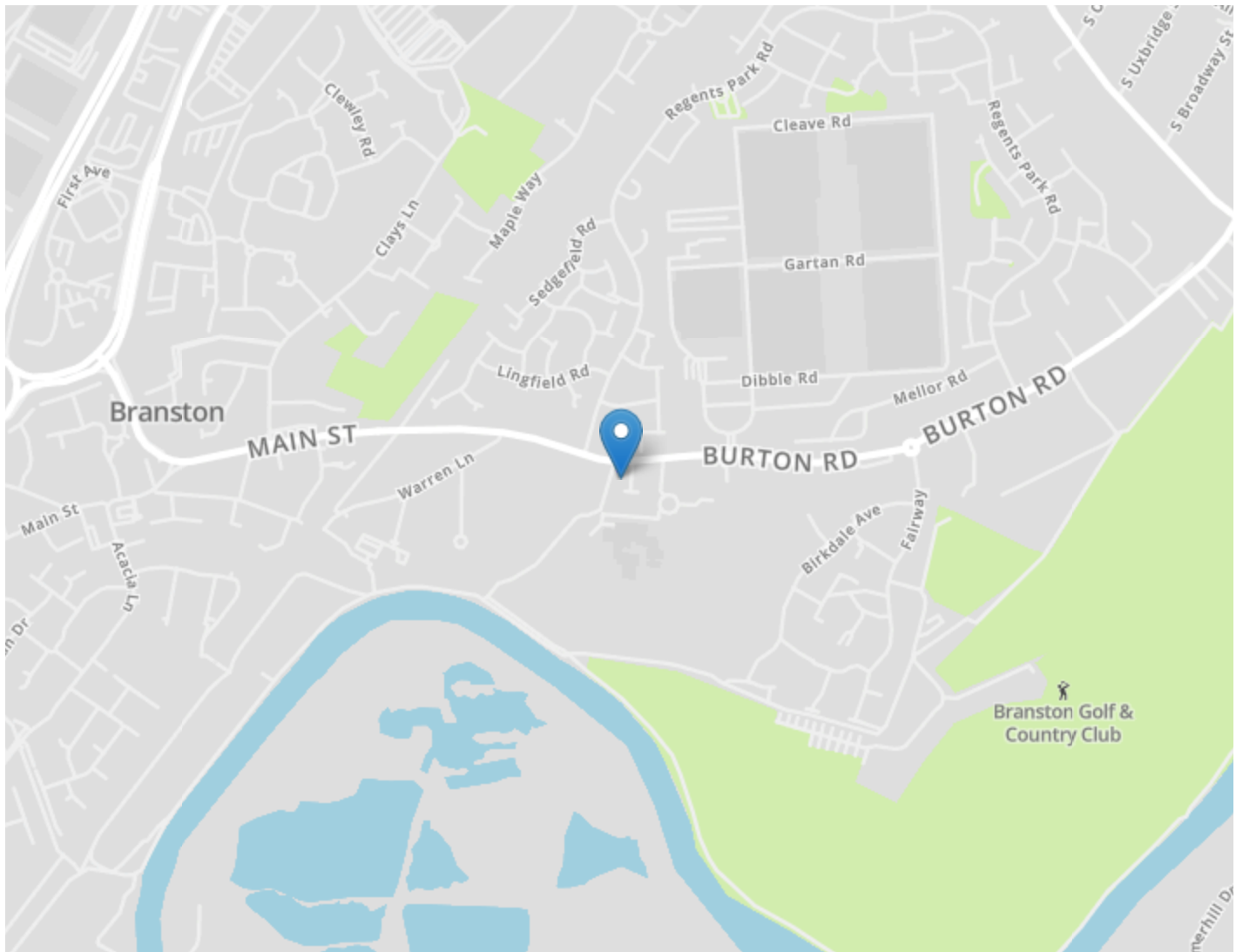




Second Floor







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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.