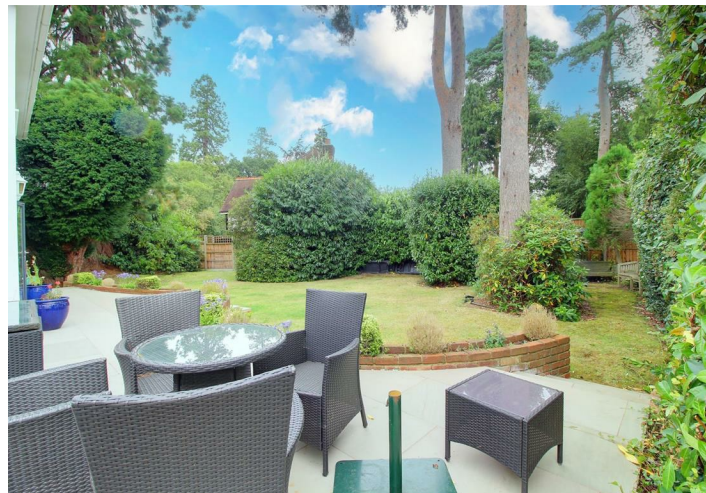


PINE GROVE, AL9 7BW



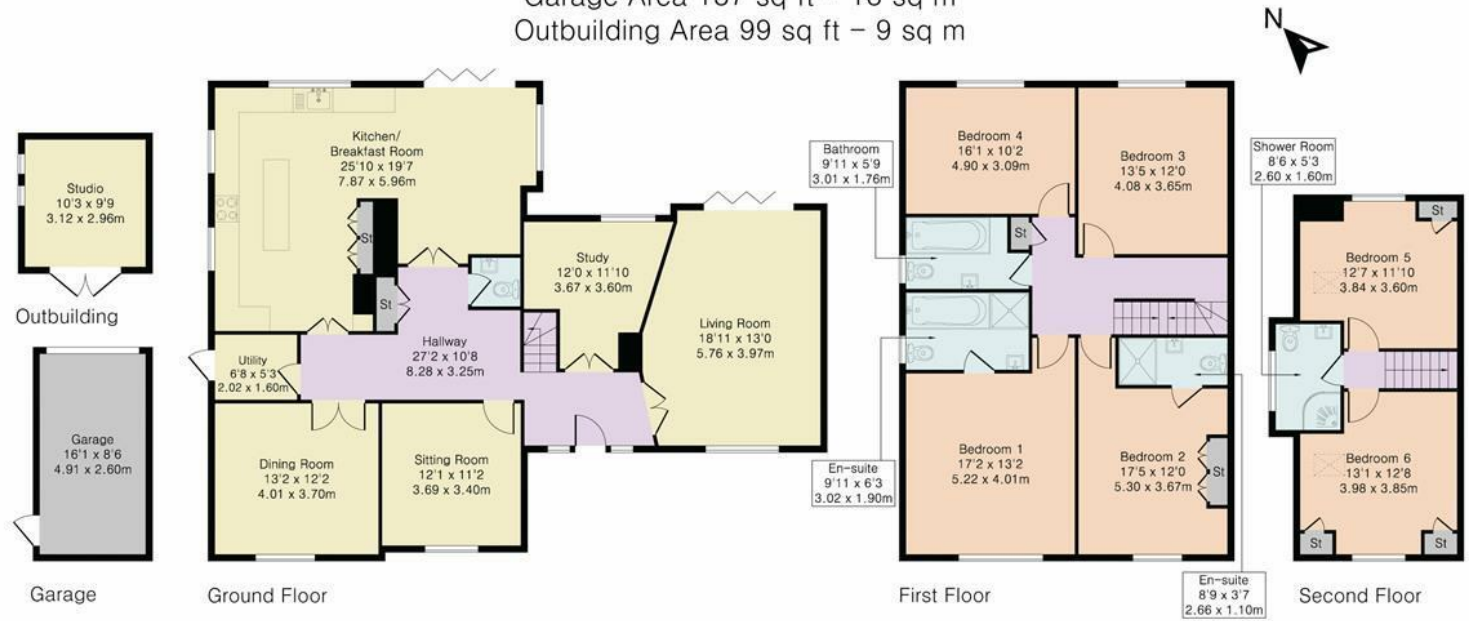
£1,449,950 Freehold

- DETACHED HOUSE
- KITCHEN/FAMILY ROOM
- 6 BEDROOMS
- FAMILY BATHROOM
- 0.25 OF AN ACRE
- 4 RECEPTION ROOMS
- CLOAKROOM
- 2 EN-SUITES
- SHOWER ROOM
- GARAGE

Property Details



Approximate Gross Internal Area 2943 sq ft – 274 sq m
Ground Floor Area 1365 sq ft – 127 sq m
First Floor Area 967 sq ft – 90 sq m
Second Floor Area 375 sq ft – 35 sq m
Garage Area 137 sq ft – 13 sq m
Outbuilding Area 99 sq ft – 9 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	
England & Wales		EU Directive 2002/91/EC