



ESTATE AGENTS

... the key to a successful move



Pinetree Drive, Blythe Bridge, Stoke-On-Trent, ST11 9HF

**Offers in the
region of
£775,000**

* SEVEN BEDROOM DETACHED HOUSE * GREAT LOCATION

* PERFECT FOR THE GROWING FAMILY

* BEAUTIFULLY PRESENTED

* PLENTY OF PARKING * DOUBLE GARAGE

* VIEWING A MUST

w: www.keysestateagents.co.uk

Pinetree Drive, Blythe Bridge, Stoke-On-Trent,

ACCOMMODATION

DESCRIPTION

Welcome to this stunning property located on Pinetree Drive in the sought-after area of Blythe Bridge. This magnificent, detached house boasts an impressive seven bedrooms, two reception rooms, conservatory and utility area, making it the perfect family home for those looking for space and comfort.

Situated on a large plot, this property offers ample outdoor space for various activities and relaxation. The exclusive location of Pinetree Drive ensures privacy and tranquillity, providing a peaceful retreat from the hustle and bustle of everyday life.

Whether you have a large family or simply enjoy hosting guests, the seven bedrooms in this house offer plenty of room for everyone to have their own space. The layout of the property is ideal for both everyday living and entertaining, with spacious rooms and a welcoming atmosphere throughout.

If you are in search of a private and spacious family home in a desirable location, look no further than this impressive property on Pinetree Drive. Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful setting.

GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 399911

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 399911

Services

We believe all are available.

Tenure

Assumed to be freehold.

Council Tax Band G - Stafford

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

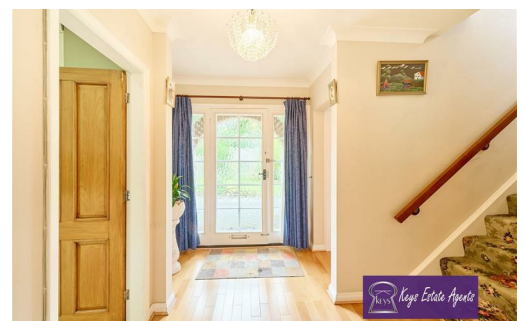
The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation



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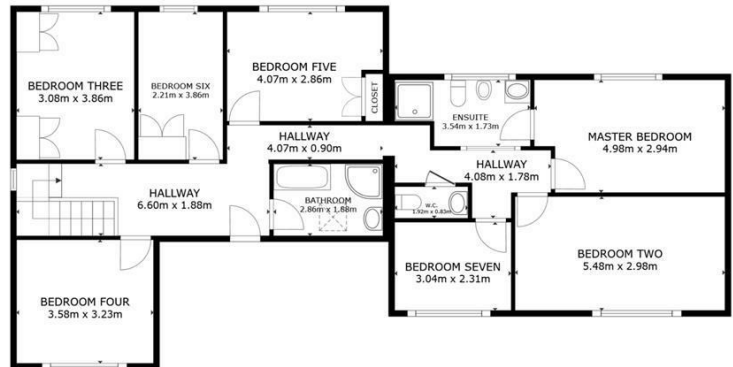
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

FOR ILLUSTRATION PURPOSES ONLY: DO NOT SCALE



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 111.9 m² FLOOR 2 120.6 m²
 TOTAL : 232.6 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchases should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT
 Written quotations of credit terms available on request. A life assurance policy may be required