

16 PINE GROVE, BROOKMANS PARK AL9 7BS

£6,000 Per Calendar Month |

ANDREW WARD EST. 1988
ESTATE AGENTS









Property Overview

A stunning four bedroom detached luxury family house situated in this highly sought after residential road with carriageway drive, landscaped gardens and heated outdoor swimming pool. The property offers contemporary accommodation comprising a welcoming entrance hall with cloakroom, sitting room, fabulous open plan kitchen/dining/family room with sliding doors to garden making it ideal for entertaining, conservatory and two utility rooms. To the first floor the principle bedroom enjoys luxury en suite facilities with the remaining three double bedrooms served by the family bathroom. Approached by a carriageway drive with ample parking and garage store. Sitting on a generous size plot with large garden to rear with beautiful raised patio area with heated swimming pool with BBQ/entertaining area.







Property Features

- Sitting Room: 15'5 x 13'9
- Kitchen/Family/Dining Room: 43'5 x 24'11 max
- Conservatory: 12'8 x 11'11
- Utility & Laundry Room
- Family Bathroom
- Principle Bedroom: 16'1 x 13'7 with En Suite
- Bedroom Two: 13'6 x 11'1
- Bedroom Three: 11'3 x 11'0
- Bedroom Four: 12'7 x 11'4
- Beautiful Garden with Heated Swimming Pool

Agents Notes

Noteworthy features include:
Luxury kitchen wit central island, integrated appliances, bathed in light, porcelain tiles and feature fireplace, plenty of built in wardrobe space to bedrooms, close to schools, golf and tennis club and walking distance to village.

Tenants will be responsible for all the usual outgoings and services relating to the rental property. Please ask for our tenant information sheet B(16) for guidance on fees.

GROUND FLOOR
1433 sq.ft. (133.1 sq.m.) approx.

1ST FLOOR
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA : 2293 sq.ft. (213.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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