

# The Grove

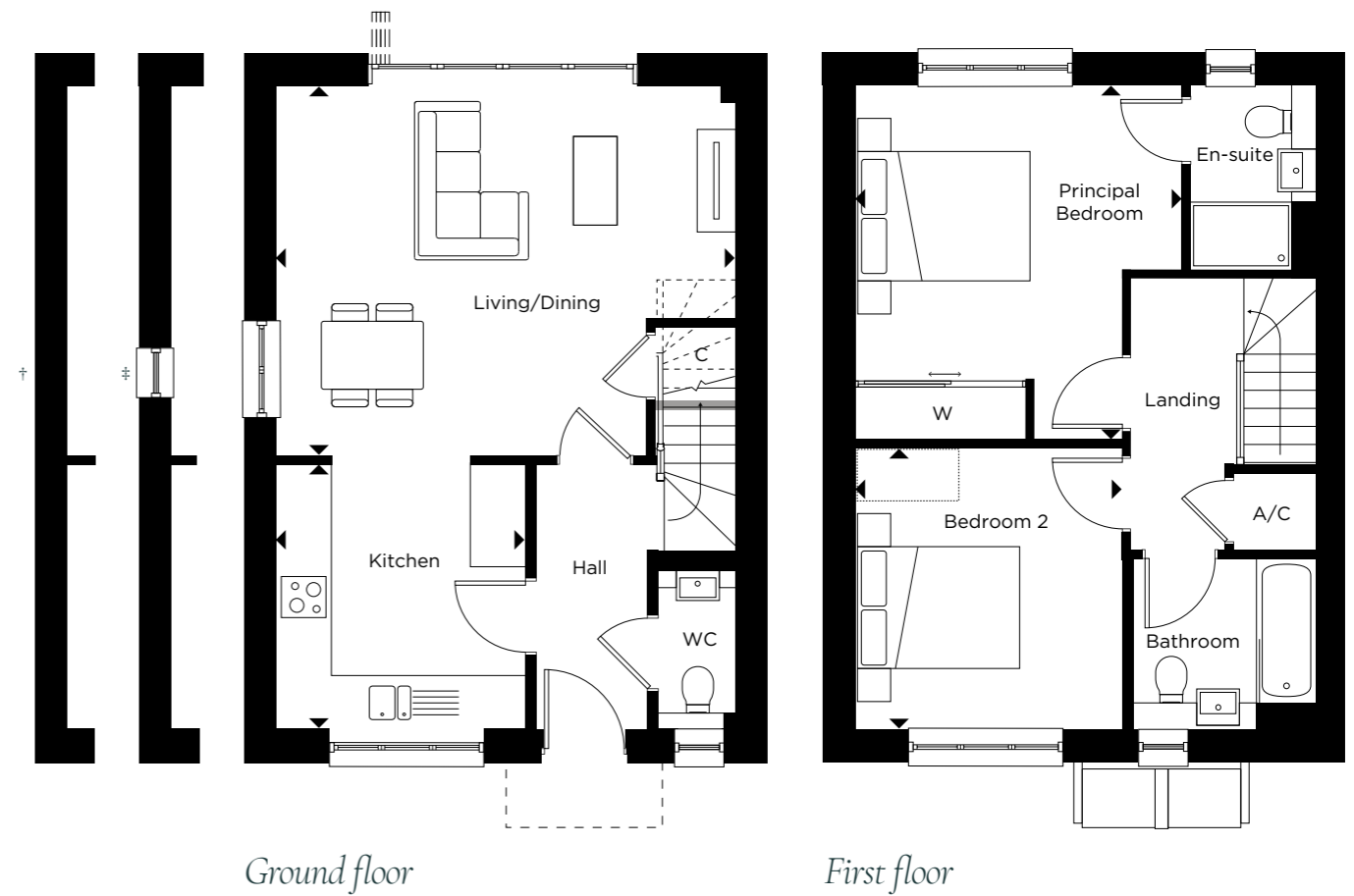
SEMI-DETACHED HOUSE

2 BEDROOM

PLOTS: 11, 12\*, 13, 14\*, 20, 21\*, 22, 23\*, 54, 55\*, 74, 75\*, 144, 145\*, 146, 147\*, 148, 149\*



Computer generated image is indicative of plots 11, 12, 22, 23, 74, 75, 144 & 145.



## Ground floor

**Kitchen**  
3.10m x 2.90m | 10'1" x 9'5"

**Living/Dining**  
5.40m x 4.30m | 17'7" x 14'1"

## First floor

**Principal Bedroom**  
4.15m x 3.80m | 13'6" x 12'4"

**Bedroom 2**  
3.30m x 3.10m | 10'8" x 10'1"

A/C = Airing Cupboard | C = Cupboard | W = Wardrobe  
----- = Indicative porch position | □ = Indicative wardrobe position

\*Denotes handed plot. †No window to plots 12, 13, 145 & 146. \*Smaller window to plots 11, 14, 54, 55 & 149. Brickwork to exterior applies to plots 13, 14, 20, 21, 54, 55, 146, 147, 148 & 149. Floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.