



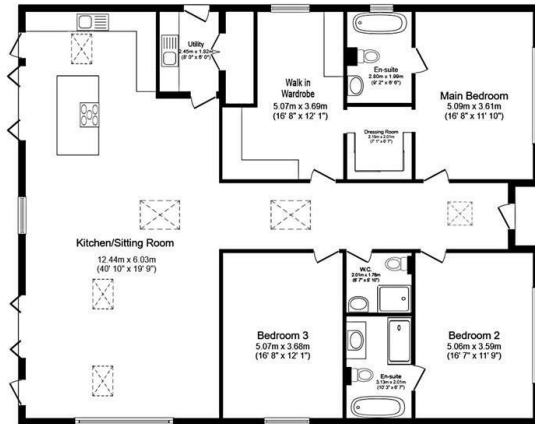
Casa Azul Haye Lane, Mappleborough Green, B80 7BU

Offers Over £1,000,000

- Detached Single Storey Home with Gated Entrance.
- Open Plan Dining Room with Vaulted Ceilings
- Four Double Bedrooms (one being currently used as a dressing room).
- Separate Double Storey Period Barn Currently Being Used As A Games Room.
- Contemporary Open Plan Living.
- Well Thought Out Kitchen with an Island.
- Shoe Closet.
- Large Living Room with Extensive Media Wall.
- Utility Room.
- Three Bathrooms.

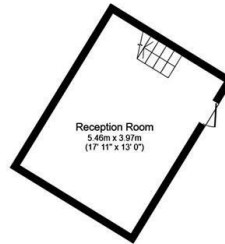
Casa Azul, Chapel Fields, Studley, B80 7BU

Total floor area: 235.1 sq.m. (2,530 sq.ft.)



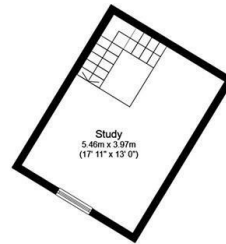
Floor Plan

Floor area 191.6 sq.m. (2,062 sq.ft.)



Ground Floor

Floor area 21.9 sq.m. (235 sq.ft.)



First Floor

Floor area 21.7 sq.m. (233 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Directions

Viewings

Viewings by arrangement only. Call 01564 332550 to make an appointment.

Council Tax Band

F

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	