



Spencer.

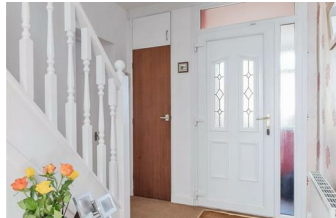
11, Barnfield Avenue, Crosspool, S10 5TA

## Buy —

This fabulously proportioned four bedroom, detached family house in a highly regarded neighbourhood with excellent school catchment along with ample off street parking and a large garage.

— from *Spencer.*

- Available with no onward chain
- Four bedroom detached family home
- Rear facing lounge
- Kitchen / dining room with pantry
- Separate front facing formal dining room
- Family bathroom and second shower room
- Low maintenance rear garden
- Council Tax Band-E
- EPC Rating-D
- What3words///dozen.next.exact



Offers Around

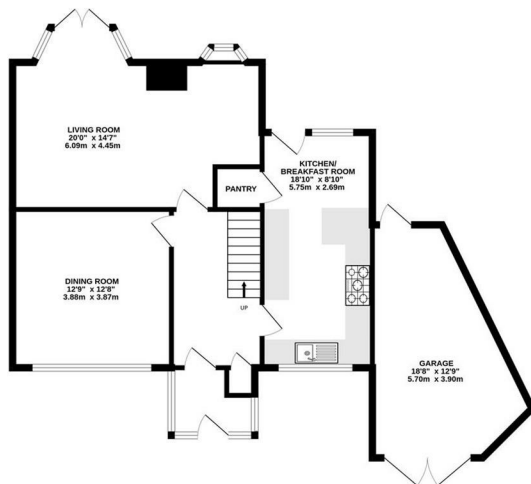
**£545,000**





# Floorplan

GROUND FLOOR  
885 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR  
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1541 sq.ft. (143.2 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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Viewing: Via the Agents  
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