



*Spencer.*

**330, Sharrow Point, Sharrow Vale, S11 8FT**

Buy —

This stunning four double bedroom townhouse which forms part of an exclusive development in S11

— from *Spencer.*

- 
- Award winning four bedroom townhouse
  - No chain
  - Two bathrooms and ground floor WC
  - Private balcony roof terrace from the main bedroom
  - One allocated secure parking space undercroft
  - Easy access to City Centre and private gym
  - Sought after location in Sharrow Vale
  - EPC Rating - C
  - Council Tax Band - E
  - What3Words: grab.rescue.votes



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Offers Around

**£425,000**





# Floorplan



GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR

TOTAL APPROX. FLOOR AREA 1552 SQ.FT. (144.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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