



## Buy-

a fabulous four bedroom end townhouse in a gated development at Sharrow Head, S11

## — from Spencen.

- Four bedroom award winning townhouse design
- Open plan kitchen / diner and living space
- Main bedroom with en-suite and built in wardrobes
- Balcony roof terrace from main bedroom
- · Utility room with WC
- · No chain
- Excellent location close to Sharrow Vale
- EPC Rating C
- Council Tax Band E
- What3Words: grab.rescue.votes











Offers Around

£400,000









## Floorplan









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 foor plan contained here, measurements of dons, windows, rooms and any other leans 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 to been tested and no guarantee as to their operability or efficiency can be given. Made with Methods (2011)





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All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on themas representation of fact no person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents

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