



Spencer.

26, Wadbrough Road, Botanical Gardens, S11 8RG

Buy —

this superbly-proportioned and well-presented, four bedroom, two bathroom, stone-fronted mid-terraced house in this highly sought-after location.

— from *Spencer.*

- Spacious and well-proportioned mid-terrace home
- Four ample bedrooms
- Kitchen diner
- Family bathroom, ensuite shower room and downstairs WC
- Cellar storage
- Enclosed private rear garden
- Hughley popular location
- Council Tax Band-C
- EPC Rating -D
- What3words///tulip.swept.silly

£455,000









Floorplan



TOTAL FLOOR AREA: 1565 sq. ft. (145.4 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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