



Spencer.

23, The Grove, Loxley, S6 6RE

Buy —

a beautiful three bedroom detached townhouse with garage on a quiet cul-de-sac location

— from *Spencer.*

- Detached three bedroom home
- Beautifully presented and maintained throughout
- Excellent storage, integrated garage and off street parking
- Three good-sized bedrooms
- Superb modern dining kitchen with conservatory
- Cosy lounge with balcony enjoying the stunning views
- Well-maintained and paved sitting out area
- Council Tax Band C
- EPC Rating D
- What three words///limit.snail.erase

Offers Around

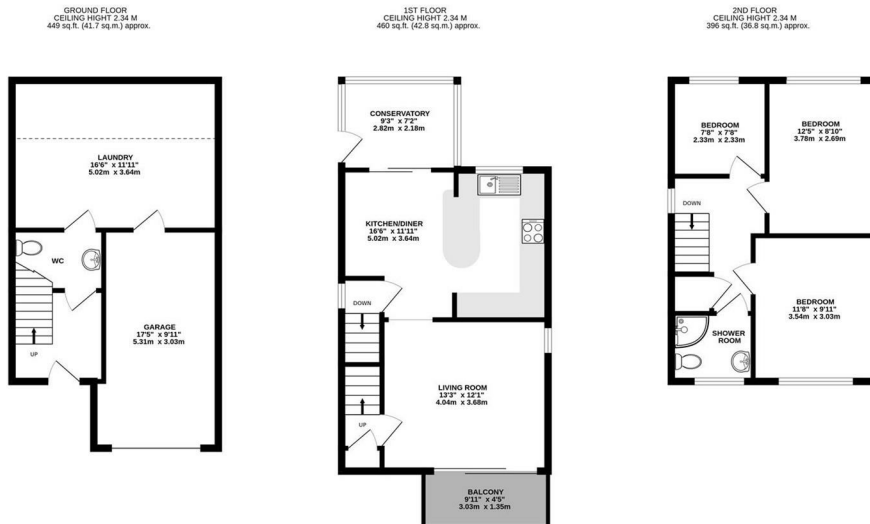
**£375,000**







# Floorplan



TOTAL FLOOR AREA: 1305 sq.ft. (121.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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