



Spencer.

54, Den Bank Drive, Crosspool, S10 5PG

Buy —

this extended four/five bedroom semi-detached family home in a fabulous location, in need of modernisation but offering excellent potential and all with no onward chain.

— from *Spencer.*

- Available with no chain
- Extended four/five bedroom semi-detached home
- In need of modernisation
- Separate lounge and bay-windowed dining room
- Kitchen and utility room
- Garage and off street parking
- Large well-maintained garden
- Council Tax Band -C
- EPC Rating-D
- What3Words///composers.models.



Offers Over

£425,000

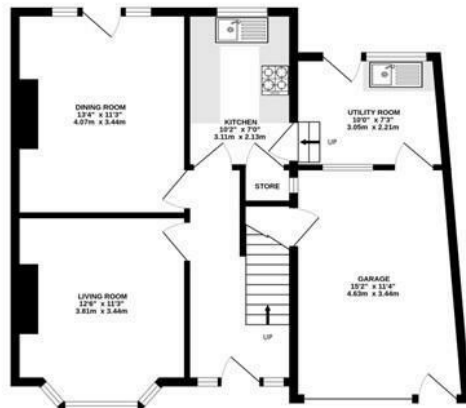




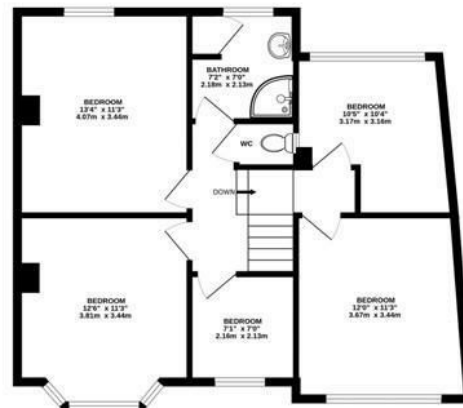


Floorplan

GROUND FLOOR
673 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1353 sq.ft. (125.7 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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