



Spencer.

12, The Grove, Loxley, S6 6RE

**Buy** —

this well proportioned three bedroom linked detached house in a quiet cul de sac location, having stunning views, set in the heart of Loxley, S6.

— from *Spencer.*

- Three bedroom link detached home
- Open plan kitchen diner and conservatory
- Separate lounge with woodburner
- Three good sized bedrooms and family bathroom
- Stunning views
- Garage and off street parking
- Quiet cul de sac location
- Council Tax Band-C
- EPC Rating-C
- What3Words///cabin.cheat.quest



Offers Around

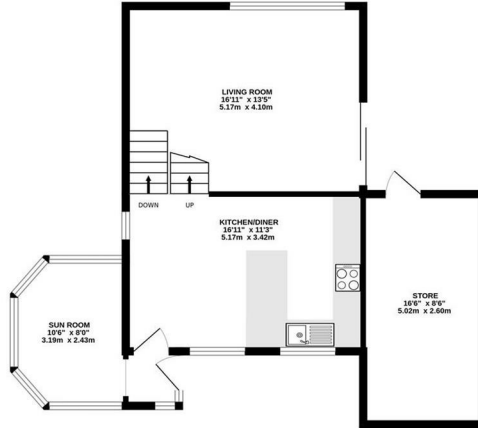
**£365,000**



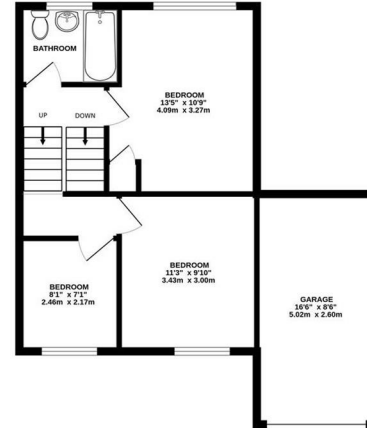


# Floorplan

SPLIT LEVEL GROUND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



SPLIT LEVEL 1ST FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 929sq.ft. (86.3 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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**Spencer.**

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Viewing: Via the Agents  
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