



Spencer.

50, Montgomery Road, Nether Edge, S7 1LQ

Buy —

A superb opportunity to create a fabulous family home in this period five bedroom, three bathroom, detached family home ripe for renovation and modernisation.

— from *Spencer.*

- Available with no chain
- Impressive five bedroom detached family home
- Perfect modernisation project
- Two reception rooms and dining kitchen
- Enclosed rear garden and off street parking to the front
- Ample cellar storage
- Sought after location with conservation area and good school catchment
- Council Tax-F
- EPC-E
- [What3words///racing.nation.critic](#)

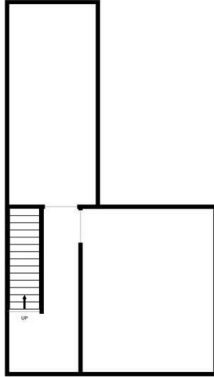


£625,000

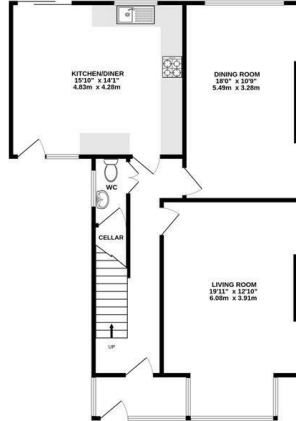


Floorplan

CELLAR
447 sq.R. (41.5 sq.m.) approx.



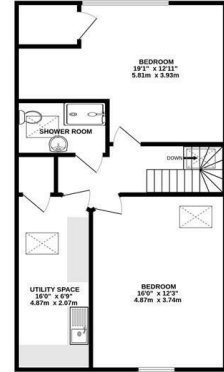
GROUND FLOOR
CEILING HEIGHT 2.92 M
810 sq.R. (75.3 sq.m.) approx.



1ST FLOOR
CEILING HEIGHT 2.71 M
678 sq.R. (63.0 sq.m.) approx.



2ND FLOOR
638 sq.R. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 2573 sq.ft. (239.1 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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