



DARYL HILL POWERED BY **exp**™ **UK**

@ daryl.hill@exp.uk.com

🌐 darylhill.exp.uk.com

☎ 07921 060 390

## 72 Sapphire Way, Brockworth

£335,000

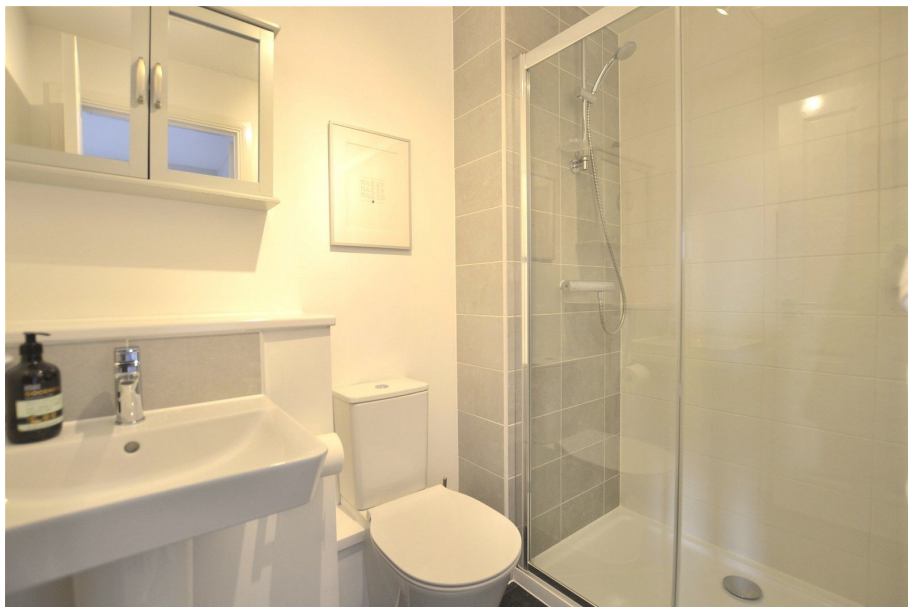
🛏️ 4 🚗 2 🚗 2

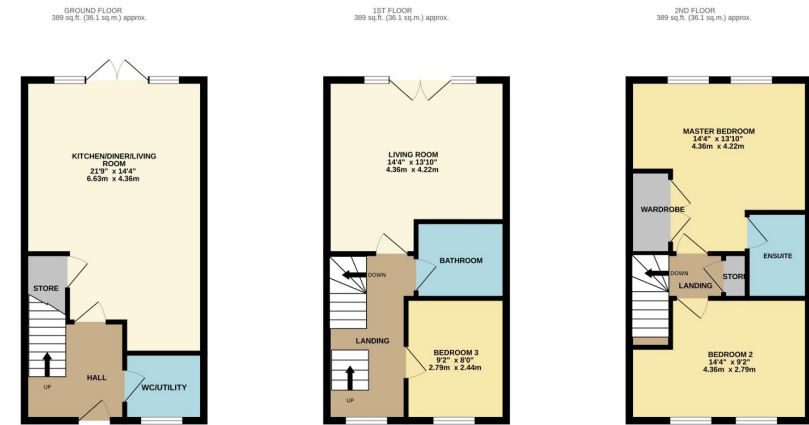
- MID TERRACE HOME BUILT IN 2019
- OPEN PLAN GROUND FLOOR LIVING
- OFF ROAD PARKING TO FRONT
- BATHROOM, EN-SUITE AND WC
- CONVENIENT LOCATION
- 3/4 BEDROOMS
- STUNNING PRESENTATION THROUGHOUT
- GARAGE EN-BLOC
- PRIVATE REAR GARDEN
- REF DH0109



I am delighted to present perhaps one of the finest examples of townhouse living in Coopers Edge. The property is presented in fantastic internal condition, with a popular, flexible layout suiting a range of buyers. The property has the rare benefit of off road parking immediately to the front of the property, perfect for those with an electric vehicle as well as a garage in an enclosed courtyard. The property is currently used as a 3 bed home with large first floor living room complementing a stylish open plan ground floor, but is readily suited to providing a fourth bedroom instead of the living room. The home will appeal to those looking for high quality presentation of accommodation, within a prime location within the development.

REF DH0109





TOTAL FLOOR AREA: 1166 sq ft. (108.3 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.  
Made with Metrepro CC04



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.

Registered company number is 12016573. VAT Registration Number is 327 4120 29