



Heath Road South, Locks Heath SO31 6SJ

Nestled away within a pleasant cul de sac location is this substantial detached family home extending to in excess of 1600 sq ft.

Guide Price of **Price on Application**

Heath Road South, Locks Heath SO31 6SJ

- A SUBSTANTIAL DETACHED FAMILY HOME WHICH HAS BEEN CONSIDERABLY ENHANCED BY THE CURRENT OWNERS
- ACCOMMODATION EXTENDING TO IN EXCESS OF 1600 SQ FT
- A FABULOUS 23FT X 15FT KITCHEN/ DINING/ FAMILY ROOM AND UTILITY ROOM
- LOUNGE AND FAMILY ROOM/ STUDY
- FOUR WELL PROPORTIONED BEDROOMS
- QUALITY FITTED BATHROOM, EN-SUITE AND CLOAKROOMSS
- SECLUDED REAR GARDEN
- DETACHED DOUBLE GARAGE AND GENEROUS PARKING



Nestled away within a pleasant cul de sac location is this substantial detached family home extending to in excess of 1600 sq ft offering bright and spacious well laid out accommodation which has been subject to considerable enhancement by the current owners. The accommodation comprises an extended open plan kitchen/ dining room/ family room with large doors that open on to a sunny rear garden. The kitchen has been replaced and flows through beautifully on a solid oak floor.



With a separate utility room. A central hall way leads throughout the house offering access to all the reception rooms, which in brief also includes a lovely front aspect Lounge with open fire place and a family room/study. A cloakroom completes the ground floor accommodation.

The first floor of the house delivers 4 good size bedrooms, of which 3 are large doubles and a master suite that has an en-suite that is fitted with a three piece suite, including a corner shower cubicle.



Outside, the house comes complete with a detached double garage and parking for 4 cars and enclosed landscaped gardens.

The house is located conveniently near local amenities within the Locks Heath shopping centre and is within close proximity to some extremely good schools that perform highly. If you are looking to relocate to the area you will not be disappointed by the beautiful shore lined walks and scenic pathways.

The property has been, in our opinion, decorated to a high standard throughout and makes a lovely family home.

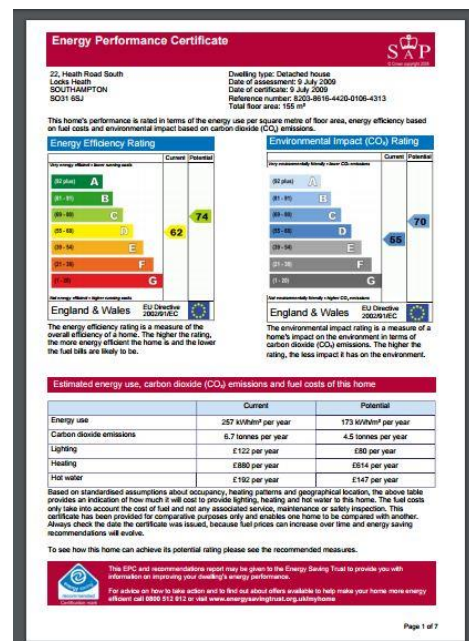


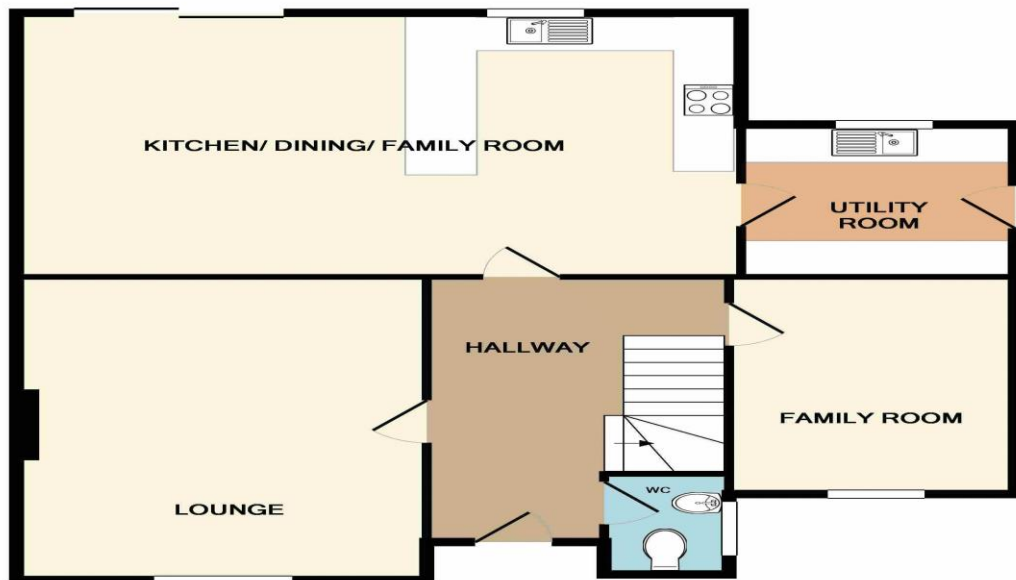
ACCOMMODATION

Front Door Leading to:
Hallway
Cloakroom
Lounge 13' 2" x 13' 4" (4.01m x 4.06m)
Family Room 12' 9" x 9' 3" (3.88m x 2.82m)
Kitchen/ Dining/ Family Room 23' 9" x 15' 7" (7.23m x 4.75m)
Utility Room
Landing
Master Bedroom 13' 6" x 11' 0" (4.11m x 3.35m)
En-Suite Shower Room
Bedroom Two 12' 9" x 9' 3" (3.88m x 2.82m)
Bedroom Three 10' 8" x 8' 10" (3.25m x 2.69m)
Bedroom Four 9' 4" x 9' 0" (2.84m x 2.74m)
Family Bathroom

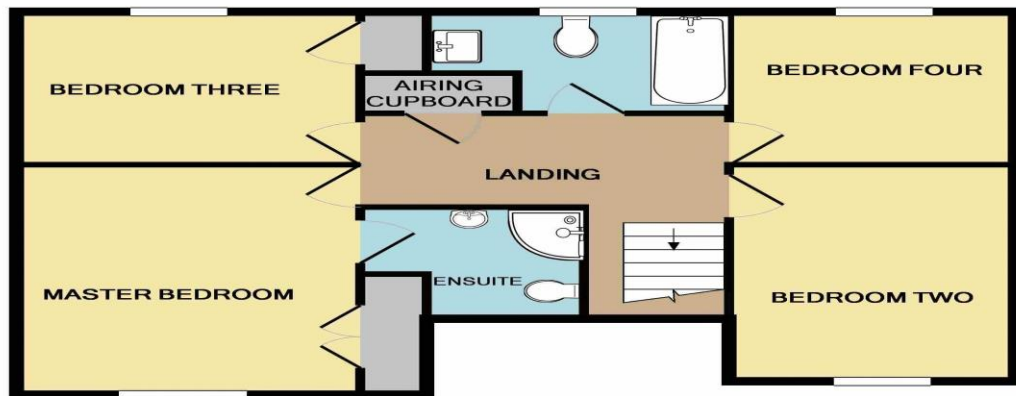
OUTSIDE

Front and Rear Gardens
Detached Double Garage





GROUND FLOOR
APPROX. FLOOR
AREA 961 SQ.FT.
(89.3 SQ.M.)

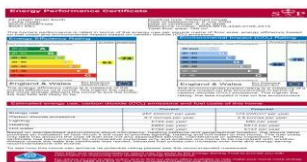


1ST FLOOR
APPROX. FLOOR
AREA 681 SQ.FT.
(63.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1641 SQ.FT. (152.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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