



Lockside High Street, Swindon, DY3 4NP

BERRIMAN  
EATON

# Lockside High Street, Swindon, DY3 4NP

Lockside occupies a large corner position, close to the canal, with a large driveway, a double garage and an enclosed private rear garden. It briefly comprises porch, entrance hall, L shaped lounge with dining area, fitted breakfast kitchen with utility, conservatory, three bedrooms, en-suite to the principal bedroom and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

EPC : C  
WOMBOURNE OFFICE

## LOCATION

Lockside is located on the High Street within the Staffordshire village of Swindon. Swindon is surrounded by lovely, local countryside walks yet is within convenient travelling distance of many commercial centres such as Wombourne, Dudley, Stourbridge and Wolverhampton and a Sainsburys supermarket on the Bridgnorth Road (B4176). The village benefits from a good primary school, church, a variety of local shops and a wide range of sport and leisure facilities including a cricket club. Nearby are rugby, football, tennis, squash and hockey clubs. The property, as befitting its name, sits close to the access to the Canal, giving scenic walks in both directions, as well as being near the fabulous walks at Enville Common.

## DESCRIPTION

Lockside occupies a large corner position with a large driveway suitable for parking several cars off road, a double garage and an enclosed private rear garden. The bungalow briefly comprises porch, entrance hall, L shaped lounge with dining area, fitted breakfast kitchen with utility, conservatory, three bedrooms, en-suite to the principal bedroom and a family bathroom. The property benefits from central heating, double glazing and no upward chain.

## ACCOMMODATION

The ENCLOSE PORCH has a double glazed leaded opaque door with side panels, wiring for wall lights and access into the ENTRANCE HALL through a further UPVC double glazed leaded door with opaque and leaded side window, there is a loft access and radiator. The LOUNGE has a double glazed leaded bay window to the front elevation, double glazed leaded window to the side elevation, two radiators and wiring for wall lights. The DINING AREA has a double glazed leaded bay window to the side elevation, radiator and door into the KITCHEN/DINING ROOM This is fitted with a range of wall and base units with complementary work surfaces, inset one and a half bowl and drainer with mixer tap, space for oven with extractor over, double glazed leaded window to the rear elevation and door into the UTILITY. This has a fitted work surfaces with space and plumbing for a washing machine and tumble dryer beneath, wall mounted central heating boiler, space for a fridge freezer double glazed leaded window to the rear and UPVC double glazed door with opaque glazing inset leading to a side LOBBY which has access to the garage, a UPVC door to the front and a UPVC door to the rear garden, there is also a storage cupboard housing the meters.

The BATHROOM is fitted with a white suite which comprises jet bath with mixer tap and glazed screen with a shower over, pedestal wash hand basin and mixer tap, low level WC, heated towel rail, tiling to the wall and flooring, spotlights, double glazed opaque window to the rear elevation and airing cupboard with fitted shelf. The PRINCIPAL BEDROOM has fitted wardrobes, double glazed leaded window to the rear elevation, radiator and door into the EN-SUITE. This has a curved shower cubicle, Charlotte pedestal wash hand basin, low level WC, spotlights, tiling to the walls, radiator and double glazed opaque window to the side elevation. DOUBLE BEDROOM 2 has double glazed leaded window to the front elevation and radiator. DOUBLE BEDROOM 3 has double glazed leaded window to the front elevation and radiator.

The bungalow occupies a large corner position with well-maintained lawns and established shrubs and bushes to the front and side elevations, there is a pedestrian path leading to the front entrance, a blocked paved path leading round to a large DRIVEWAY, which is block paved in a herringbone style, providing off road parking for at least 4 cars and giving access to the DOUBLE GARAGE, which has an electric roller shutter door and a double glazed window to the rear garden. The REAR GARDEN has a paved patio area a shaped lawn enclosed by a conifer and fenced boundary. Accessed from the garden is the CONSERVATORY which is double glazed and brick construction with a polycarbonate roof, tiled floor radiator and wiring for wall lights.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD.  
SERVICES We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND E – South Staffordshire DC  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Wombourne office.

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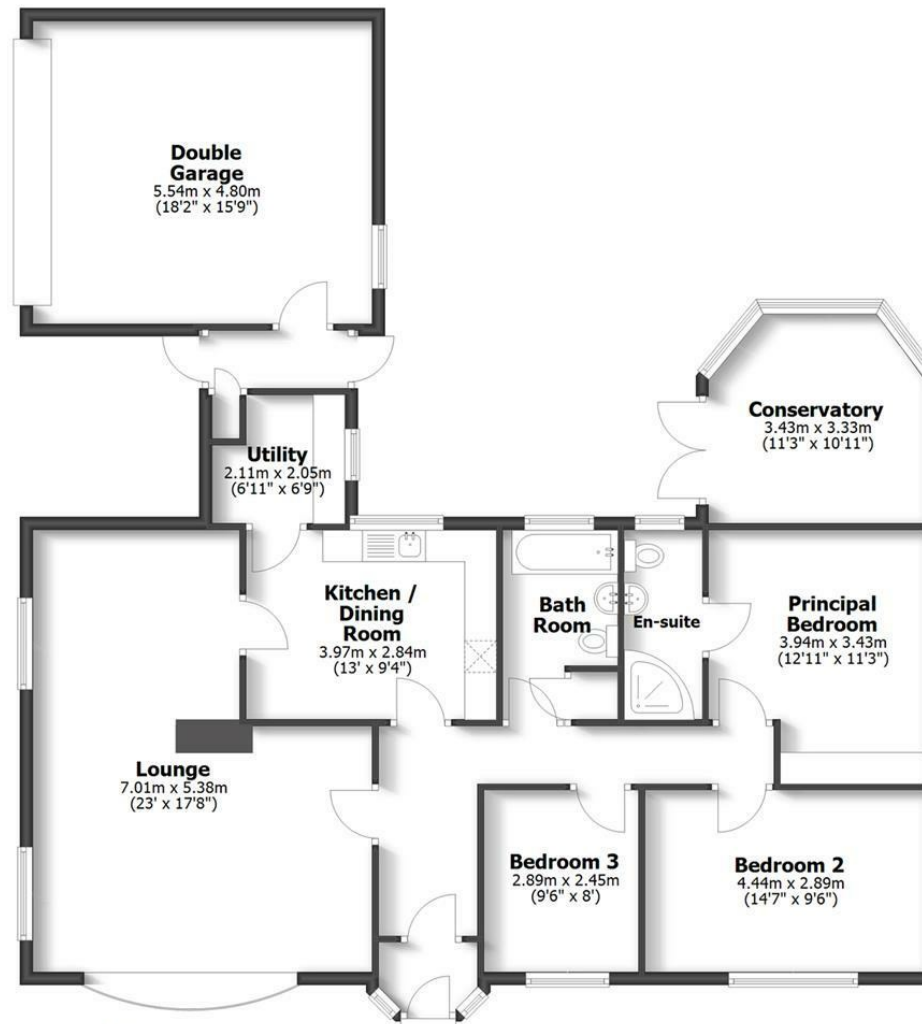
Offers In The Region Of  
£475,000

EPC: C

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**Lockside  
Swindon**



**Ground Floor**

HOUSE: 116.6sq.m. 1256sq.ft.  
 GARAGE: 26.6sq.m. 286sq.ft.  
**TOTAL: 143.6sq.m. 1542sq.ft.**  
 INTERNAL FLOOR AREAS ARE APPROXIMATE  
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
 AND OTHER FEATURES ARE APPROXIMATE

