



Peters Road | Locks Heath | SO31 6EQ

Asking Price £650,000



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W&W are delighted to offer for sale this beautifully presented four bedroom '2016' built detached family home. The property boasts four double bedrooms, lounge, family room, study, open plan modern kitchen/dining room, downstairs cloakroom, modern family bathroom & modern en-suite shower room to the main bedroom. The property also enjoys a rear landscaped garden, garage & ample driveway parking.

Peters Road is a popular, non-estate location in Locks Heath. Ideally situated with the Locks Heath Centre within walking distance, providing a variety of amenities, shops & eateries including a large Waitrose. Locks Heath Infant & Junior Schools are less than a mile away & there are excellent transport links close by.







Beautifully presented '2016' built four bedroom detached family home

No chain ahead

The property benefits from fully owned solar panels

'A' rated Energy Performance Assessment

Welcoming entrance hall enjoying attractive tiled flooring flowing through into the kitchen/dining room & downstairs cloakroom

Dual aspect lounge with feature brand new log burner & double doors opening out onto the rear garden

Open plan kitchen/dining room enjoying twin sets of double doors out to the garden & large central island unit

Modern kitchen boasting quartz worktops & attractive units

Integrated appliances include 'AEG' oven, oven/grill, microwave, five ring gas hob, dishwasher, single undercounter fridge, full height fridge, full height freezer & water softener

Utility room providing additional storage space & plumbing for tumble dryer/washing machine with washing machine to remain

Family room/dining room enjoying twin windows to the side

Feature underfloor heating throughout the ground floor



Tenure: Freehold

EPC Rating: A

Council Tax Band: F

Study with walk in bay window with frosted glass windows - the current owner informs us that they have the clear glass if required

Large downstairs cloakroom comprising two piece contemporary suite

Main bedroom benefitting from built in wardrobes & en-suite

Galleried Landing

Modern en-suite shower room comprising three piece white suite & attractive tiling

Three additional double bedrooms with one benefitting from built in wardrobes

Modern family bathroom enjoying four piece white suite with feature large low profile walk in shower cubicle & attractive wall/floor tiling





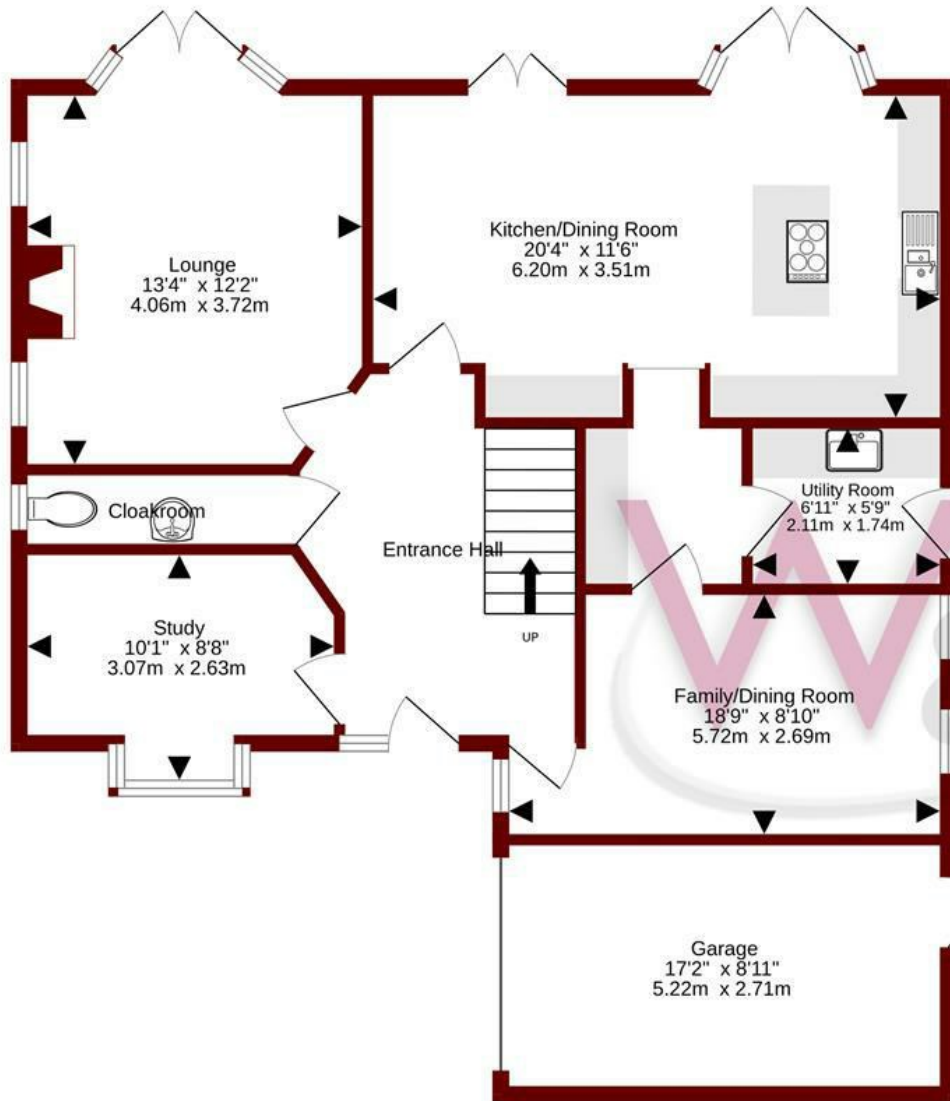
Rear south westerly facing landscaped garden with large raised paved patio, area laid to lawn with trees, feature pond to the corner, two sheds to remain & 8'x6' glass greenhouse available for purchase

The paved patio area is perfect for alfresco dining with a remote controlled electric awning

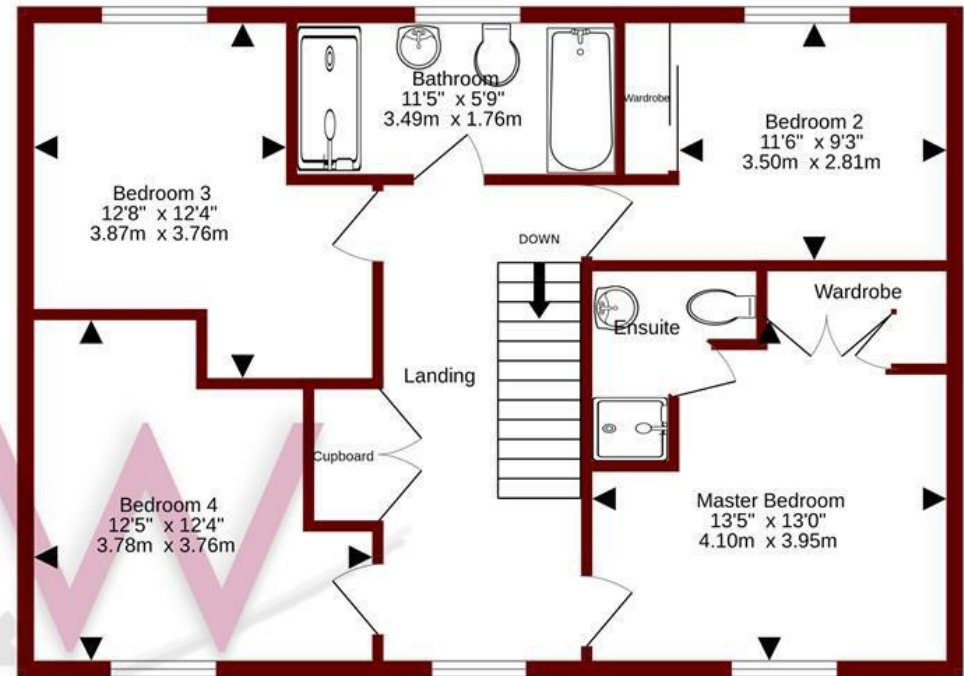
Garage & block paved driveway providing parking for ample vehicles

Three years remaining on the NHBC guarantee

Ground floor
955 sq.ft. (88.7 sq.m.) approx.



1st floor
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 1701 sq.ft. (158.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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