



Locks Heath Park Road | Locks Heath | SO31 6LZ

Asking Price £575,000



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W&W are delighted to offer for sale this extremely well presented & improved four bedroom detached family home. The property enjoys four double bedrooms, lounge, open plan kitchen/dining room, family room, utility room, downstairs cloakroom, modern family bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a rear landscaped garden, remainder of double garage & driveway parking for multiple vehicles.

Locks Heath Park Road is arguably one of the most desirable roads in Locks Heath, providing a variety of amenities conveniently on your doorstep. Locks Heath shopping centre, doctors surgery & Locks Heath Junior & Infant schools are all within a 15 minute walk.







Extremely well presented four double bedroom detached family home

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

Spacious lounge with window to the front

Dual aspect 17'10ft open plan kitchen/dining room with central island unit with attractive wood effect units & door opening out onto the garden

Integrated appliances include fridge/freezer, single oven, steam oven, induction hob, dishwasher & wine cooler

Family room with feature log burner & patio doors opening out onto the garden

Utility room providing additional storage cupboards & plumbing for appliances

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite, double shower cubicle tray & attractive tiling



Tenure: Freehold

EPC Rating: D

Council Tax Band: E -

£2410.95 Per Annum



Three additional double bedrooms all benefitting from built in wardrobes

Modern family bathroom comprising three piece white suite & attractive wall/floor tiling

Replacement '2024' Worcester boiler

Feature made to measure shutters to the lounge, bedroom one & bedroom two to remain

Rear landscaped garden majority laid to lawn with paved patio area, vegetable and flower garden with large shed & greenhouse to remain

Remainder of the garage with power & lighting

Driveway parking for several vehicles

ADDITIONAL INFORMATION -

Property construction - Traditional Brick Built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains



Heating - Gas central heating

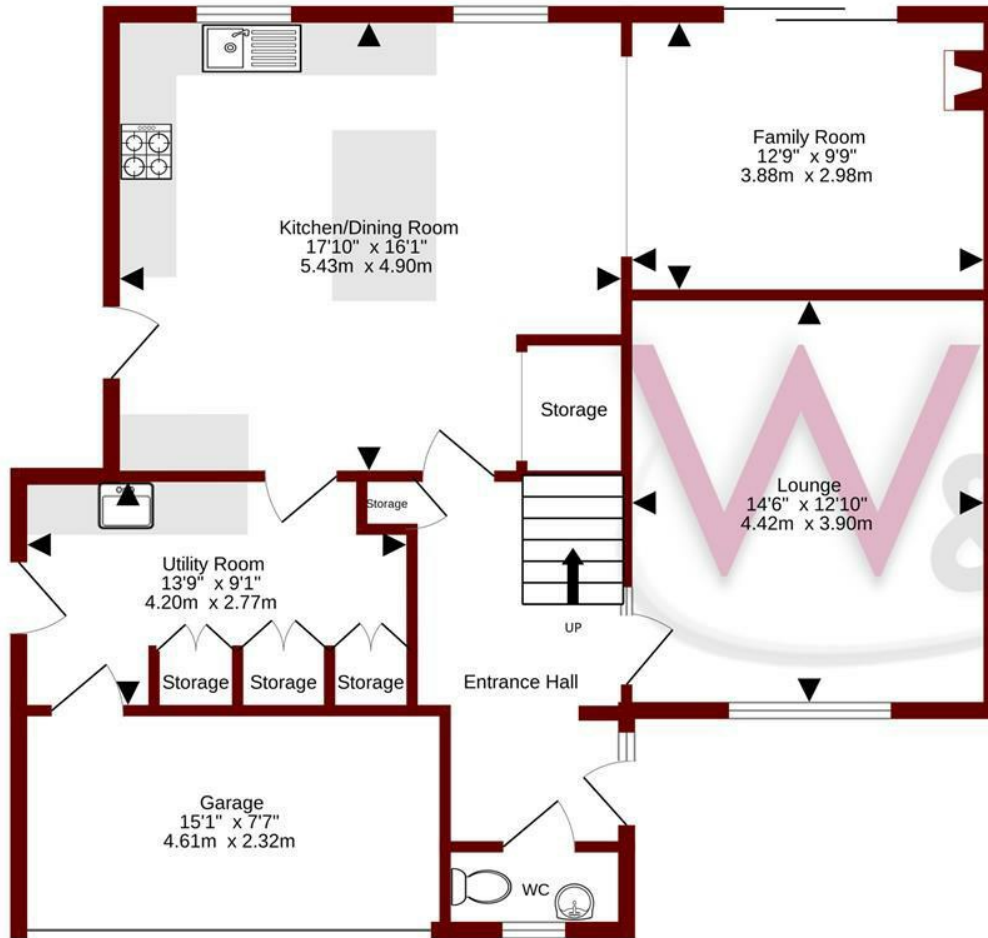
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by TalkTalk

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

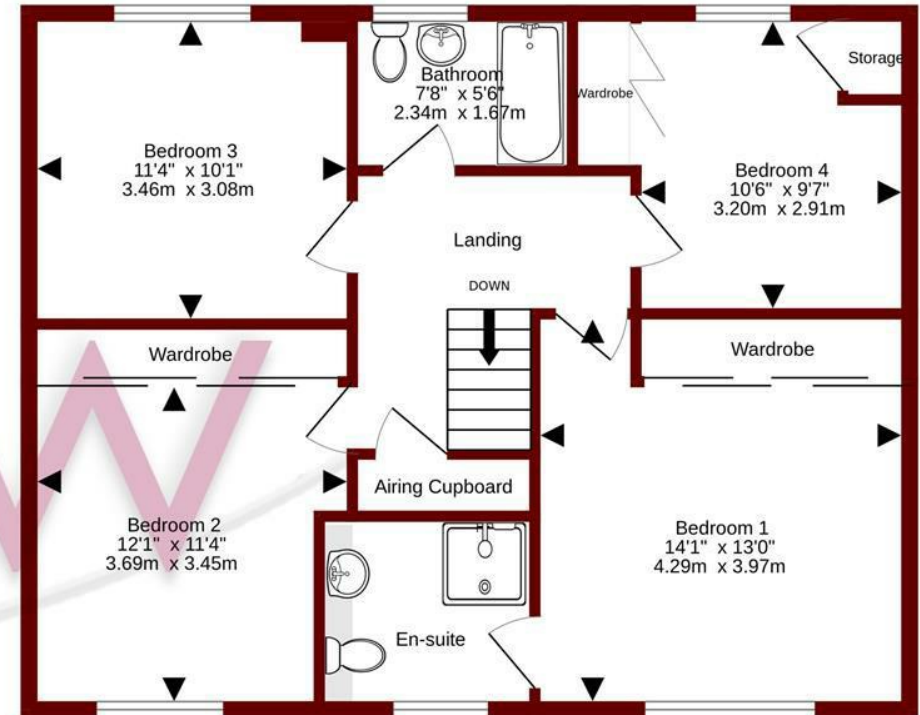
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
929 sq.ft. (86.3 sq.m.) approx.



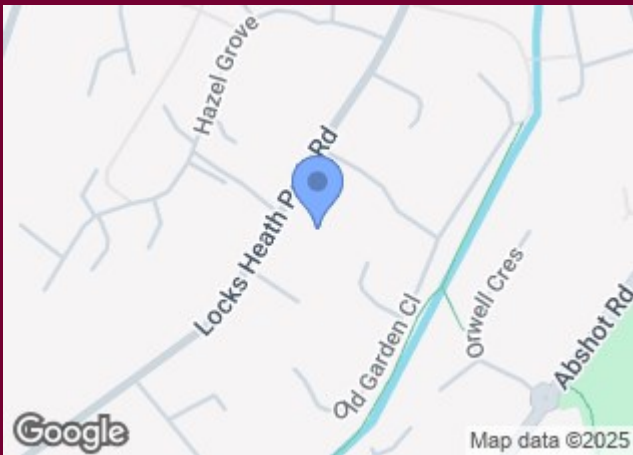
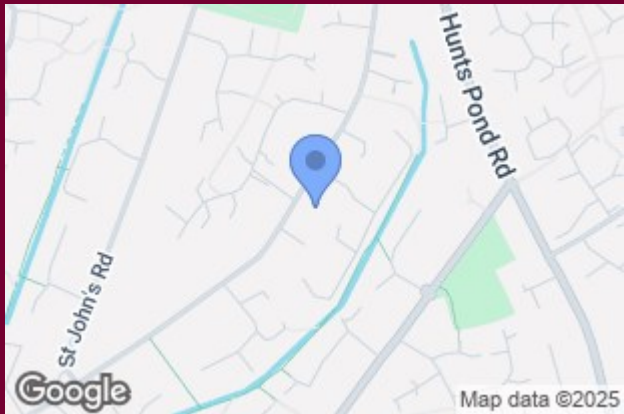
1st Floor
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 1673 sq.ft. (155.4 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		
(81-91) B		81
(69-80) C	65	
(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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