



10 Erica Close, Locks Heath, SO31 6SD

Asking Price £570,000



Erica Close |  
Locks Heath | SO31 6SD  
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W&W are delighted to offer for sale this well presented four bedroom detached family home for the first time to the market since built in 1985. The property boasts four bedrooms, lounge, kitchen/breakfast room, dining room, downstairs cloakroom, family bathroom & en-suite shower room to the main bedroom. The property sits on an enviable corner plot providing front & rear gardens as well as a double garage with ample driveway parking for vehicles.

Erica Close is a highly sought after cul de sac with Locks Heath Centre a stones throw away, providing a variety of shops and amenities including a large Waitrose. Excellent transport links are easily accessed with Swanwick train station just a 20 minute walk away. Locks Heath Infant & Junior Schools are within walking distance as is Brookfield Community School.





Well presented four bedroom detached family home situated on an enviable corner plot location providing front & rear gardens

First time to the market since built with one occupier since new

No chain ahead

Spacious lounge with centrepiece fireplace & double doors opening out onto the rear garden

Dual aspect kitchen/breakfast room with space for appliances

Dining room with window overlooking the gardens

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from built in wardrobes, chest of drawers, bedside tables & en-suite shower room

Three additional bedrooms all benefitting from built in storage

Family bathroom comprising three piece coloured suite

Westerly facing rear landscaped garden majority laid to lawn with paved patio area & mature shrubbery

'In our opinion' the garden offers a great degree of privacy

Double garage with power & lighting

Front garden majority laid to lawn & shrubbery

Block paved driveway providing parking for multiple vehicles

Walking distance to Locks Heath Shopping Centre

## ADDITIONAL INFORMATION

Property construction - Traditional Brick Built

Electricity supply - Mains

Water supply - Mains

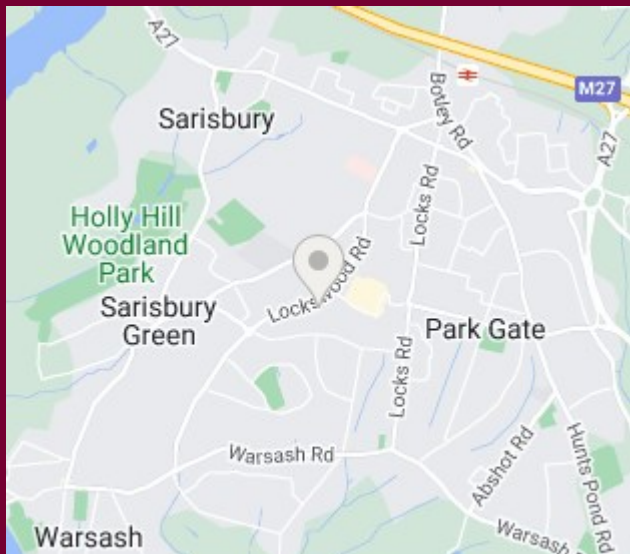
Sewerage - Mains

Heating - Gas Central Heating with '2020' replacement Baxi boiler

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

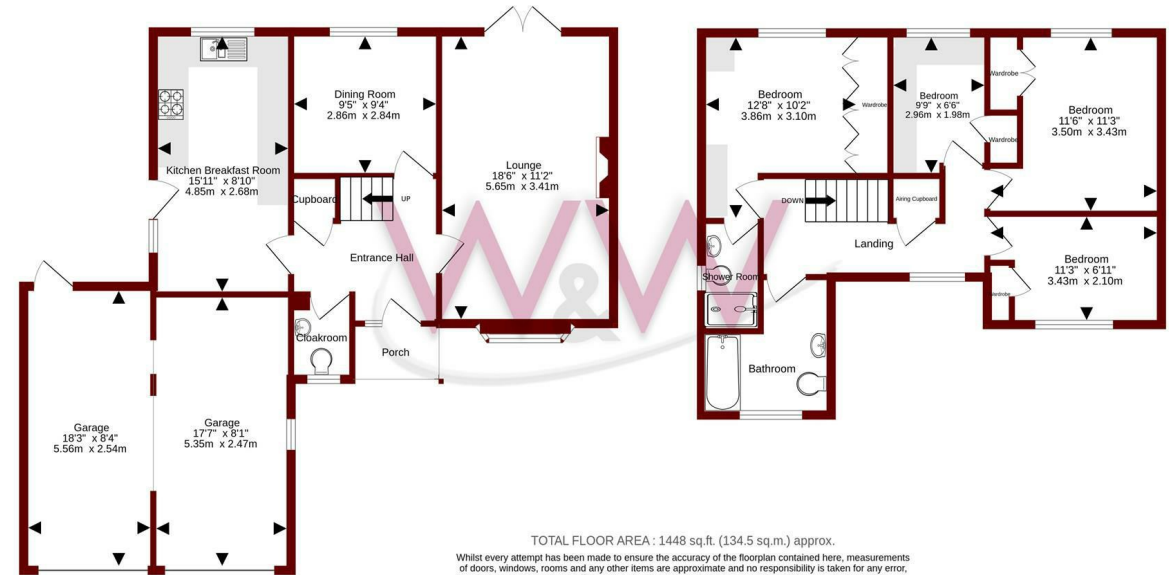
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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  
876 sq.ft. (81.4 sq.m.) approx.

1st floor  
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1448 sq.ft. (134.5 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	83
(69-80) <b>C</b>	71
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Council Tax Band - E - £2410.95 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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