



55 Firecracker Drive, Locks Heath, SO31 6BW

Asking Price £395,000





Firecracker Drive |  
Locks Heath | SO31 6BW  
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W&W are delighted to offer for sale this beautifully presented '2016' built four bedroom home overlooking woodlands to the front. The property boasts living accommodation over three floors providing four bedrooms, lounge/dining room, kitchen/breakfast room, downstairs cloakroom, family bathroom & en-suite shower room to the main bedroom. The property also benefits from a landscaped rear garden & allocated parking for three vehicles.

Firecracker Drive is within the ever so popular village of Locks Heath, the Shopping Village which offers a winning combination of popular household brands, including Waitrose and Costa Coffee is within walking distance. The property is also within easy access to excellent transport links including M27, A27 & Swanwick train station.







Beautifully presented '2016' built four bedroom home

Overlooking woodlands to the front

Welcoming entrance hall enjoying attractive wood effect flooring throughout the ground floor & built in understairs storage cupboard

Kitchen/breakfast room benefitting from built in oven, hob, fridge/freezer, dishwasher & washing machine

Spacious lounge with double doors opening out onto the rear garden

Downstairs cloakroom

Impressively sized 18'4ft main bedroom enjoying built in wardrobes & en-suite shower room

Three additional bedrooms to the first floor with two being of a double size

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

Rear enclosed landscaped garden majority laid to artificial lawn with paved patio, shed to remain & side access

Allocated parking for three vehicles

Estate management charge approx. £296 PA

### **ADDITIONAL INFORMATION**

Property construction - Traditional Brick Built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas Central Heating

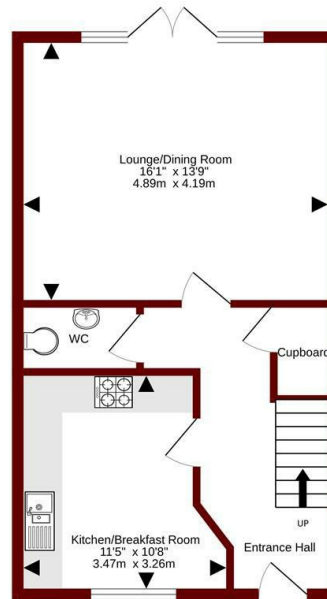
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Now TV

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

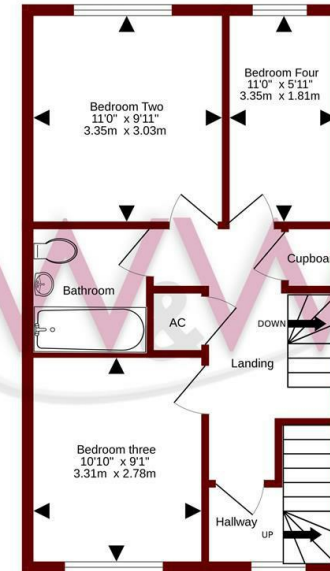
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



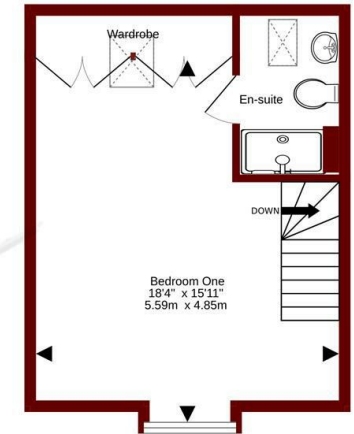
Ground floor  
458 sq.ft. (42.6 sq.m.) approx.



1st floor  
456 sq.ft. (42.4 sq.m.) approx.



2nd floor  
328 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 1242 sq.ft. (115.4 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	
	Potential
Very energy efficient - lower running costs	95
(92 plus) <b>A</b>	
(81-91) <b>B</b>	85
(69-80) <b>C</b>	
(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	
England & Wales	EU Directive 2002/91/EC

Council Tax Band - D - £ Per Annum

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

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