



17 Deacon Road, Locks Heath, SO31 6RU

Asking Price £675,000



Deacon Road |  
Locks Heath | SO31 6RU  
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W&W are delighted to offer for sale this well presented four bedroom detached family home sat on an enviable corner plot location. The property enjoys four bedrooms, lounge, open plan kitchen/dining room, family room, downstairs cloakroom, utility room, family bathroom, en-suite shower rooms to the main bedroom & guest bedroom. The property also benefits from beautifully landscaped gardens, garage & ample driveway parking.

Deacon Road is a quiet cul de sac location in Locks Heath, the local park and tennis club is just around the corner and also provides a short-cut to the local shop. The local schools, Locks Heath & St Johns CofE, are both less than a mile away as is Locks Heath Centre with a variety of shops and amenities.





Well presented four bedroom detached family home

Sat on an enviable corner plot providing front & side gardens

Welcoming entrance hall enjoying downstairs cloakroom & large storage cupboard

Lounge enjoying centrepiece brick surround fireplace with open fire

Triple aspect open plan kitchen/dining room enjoying breakfast bar

Modern kitchen boasting built in Zanussi fan oven, with additional top oven/ grill, hob, Zanussi dishwasher & a fridge/freezer to remain

Family room with window to the front

Utility room providing additional storage, space/plumbing for washing machine & housing the replacement Vaillant combination boiler

Galleried landing benefitting from two large built in storage cupboards

Dual aspect main bedroom enjoying two built in double wardrobes & en-suite

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

Guest bedroom also benefitting from two built in double wardrobes & modern '2023' re-fitted en-suite shower room

Two additional bedrooms both benefitting from built in double wardrobes

Modern family bathroom comprising three piece white suite

'In our opinion' the property The house has more built in storage than similar sized properties

Replacement UPVC double glazed windows & external doors throughout

Beautifully landscaped side garden majority laid to lawn with display flower/shrubby borders, large paved patio area

Summer house enjoying power & lighting to remain

The side garden 'In Our Opinion' offers a great degree of privacy with mature woodlands to the side

Garage

Loft is partially boarded and has a pull down ladder

Impressive plot providing ample driveway parking

## 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 Talk Talk

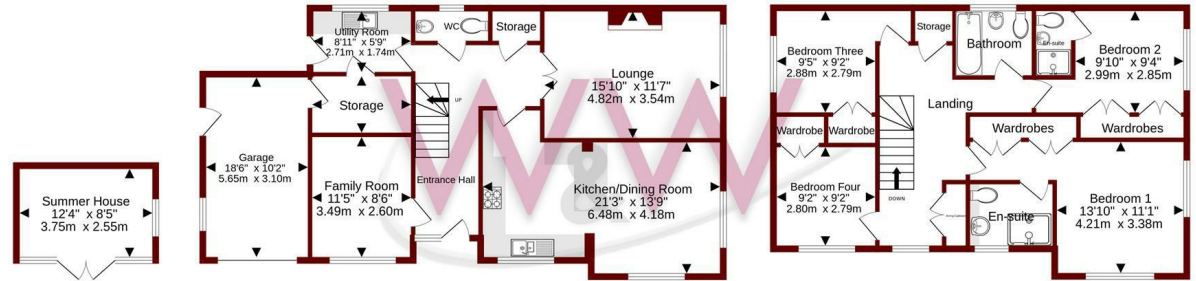
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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  
1069 sq.ft. (99.3 sq.m.) approx.

1st floor  
808 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 1877 sq.ft. (174.4 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			
(69-80) C		74	82
(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		

Council Tax Band - F - Approx. £2980.46 PA

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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