



47 Ilex Crescent, Locks Heath, SO31 6SE

Asking Price £525,000



Ilex Crescent |
Locks Heath | SO31 6SE
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W&W are delighted to offer for sale this extended four double bedroom detached family home proudly situated in arguably one of Locks Heath's finest locations. The home is on the corner of Lockswood Road and Centre Way approaching the Locks Heath shops. This means that all amenities are within walking distance, and equally means that traffic is audible from the garden particularly during the school run. This is a lovely house which is ideal for those seeking to put their stamp on their future home. The price reflects the current state; it is ready for immediate occupation but will need some modernisation. This is the archetypal former family home, now occupied by a sole, elderly resident. As such, the new owners may wish to consider projects such as new windows. This is why this house is offered at such a competitive price by reference to other similar properties in the area.

The property itself boasts four double bedrooms, four reception rooms, kitchen/breakfast room, cloakroom, bathroom & en-suite shower room to the main bedroom. The property also benefits from a mature landscaped garden, impressively sized 31'11ft tandem garage and driveway parking. A buyer with vision will no doubt see opportunities for the garage, as well as the second lounge/family room which could, for example be used as a great playroom.

Ilex Crescent is ideally situated with Locks Heath Centre less than 100m away providing a variety of amenities & eateries including a large Waitrose, library, salon, gym & doctors surgery. The local infant, junior & senior schools are all within a mile of the property with Swanwick train station a little further.





Well presented & extended four double bedroom detached family home

Beautifully located at the end of an enviable quiet cul de sac

Strolling distance to Locks Heath shopping centre & Waitrose

We recommend that prospective viewers drive around the area to see the location of the property prior to booking a viewing

Entrance hall boasting built in storage cupboard

Lounge with centrepiece fireplace and window to the front

Dining room leading to breakfast room leading onto the rear garden

Dual aspect second lounge/family room with two sets of patio doors opening out onto the rear garden

Kitchen/breakfast room enjoying built in large walk-in larder cupboard

Integrated appliances include oven, combination oven/microwave, hob & space for additional appliances

Downstairs cloakroom

Main bedroom benefitting from built in wardrobes & en-suite shower room

Three additional double bedrooms with two of them benefitting from built in storage

Family bathroom comprising three piece coloured suite

Well stocked landscaped garden majority laid to lawn with display shrubbery/flower beds & paved patio areas

'In our opinion' we feel that the 13.6m X 12.7m(maximum measurements) garden offers a great degree of privacy backing onto mature trees

Impressively sized 31'11ft tandem garage with power & lighting

Driveway parking for vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

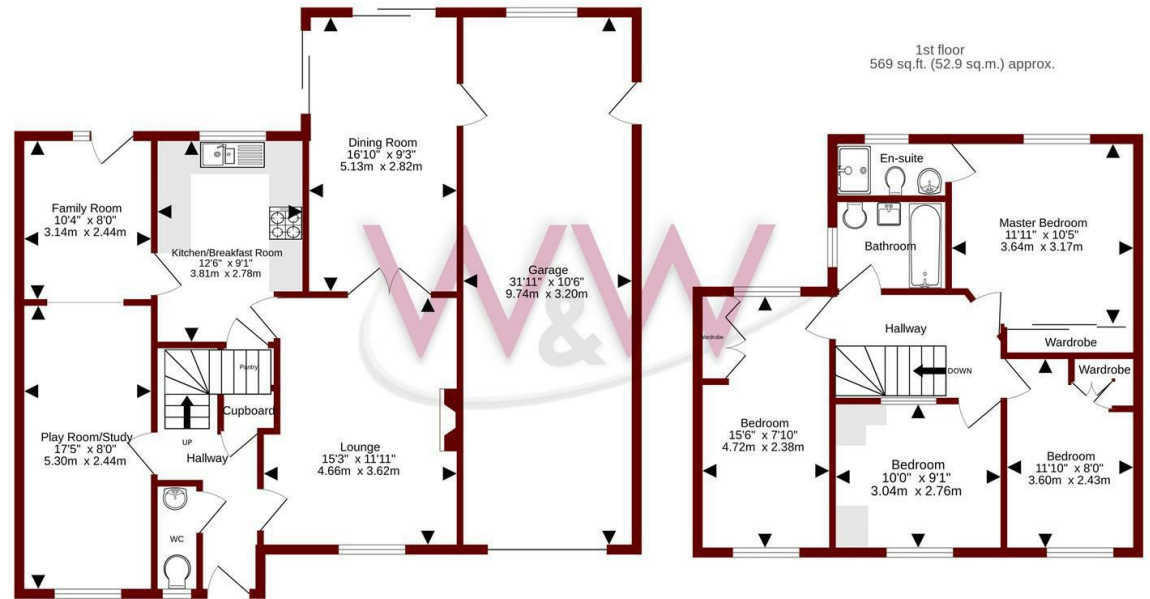
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by BT

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

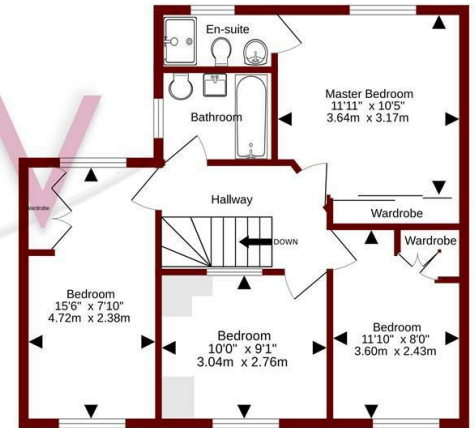
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
1077 sq.ft. (100.0 sq.m.) approx.



1st floor
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 1646 sq.ft. (152.9 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 not 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		84
(69-80) C		
(55-68) D	68	
(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 - E - £2521 Per Annum

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

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