



67 Woodrush Crescent, Locks Heath, SO31 6UP

Asking Price £282,500





Woodrush Crescent |  
Locks Heath | SO31 6UP  
Asking Price £282,500

W&W are delighted to offer for sale this '2024' renovated & refurbished two double bedroom terraced house. The property boasts two bedrooms, lounge, modern kitchen/dining room & modern bathroom. The property also benefits from a rear enclosed landscaped garden & allocated parking.

Woodrush Crescent is ideally situated with Locks Heath Centre just a 15 minute walk away providing a variety of shops and amenities including a large Waitrose. Tesco express is also within walking distance as are Locks Heath Junior & Infant Schools.





Extremely well presented '2024' renovated/re-furbished two double bedroom terraced home

No chain ahead

Lounge with window to the front

Modern re-fitted kitchen/dining room enjoying door opening out onto the rear garden & built in larder cupboard

Integrated appliances include oven, hob & fridge/freezer

Main bedroom enjoying built in wardrobes

Additional double bedroom benefitting from built in storage

Modern re-fitted bathroom comprising three piece white suite & attractive wall tiling

Rear enclosed garden majority laid to lawn with decked sun terrace & rear access

Allocated parking for 2 cars

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

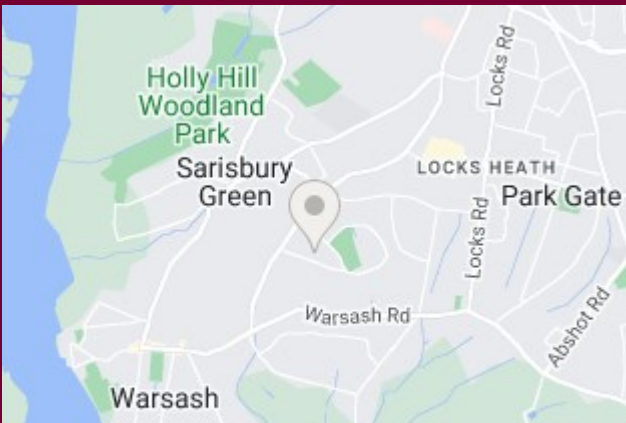
Heating - Gas central heating with '2024' replacement combination boiler

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

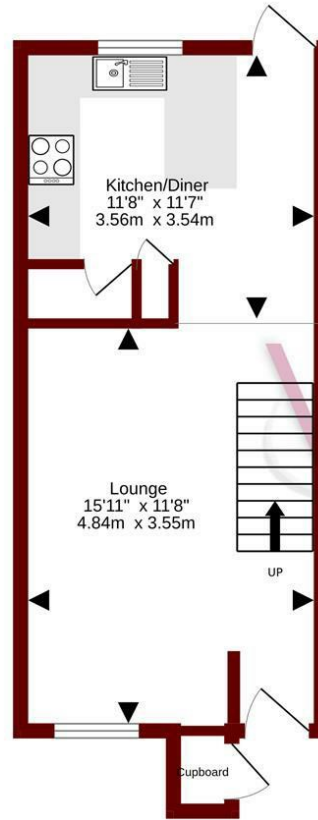
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>

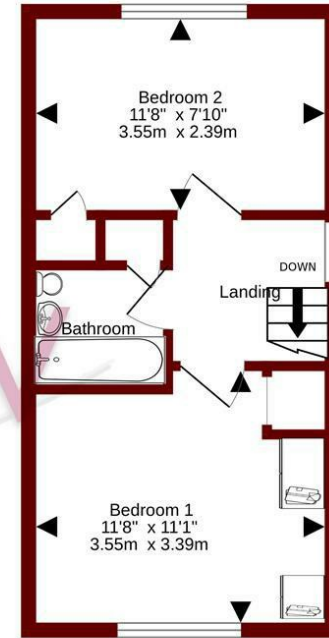




Ground Floor  
318 sq.ft. (29.6 sq.m.) approx.



1st Floor  
286 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA: 604 sq.ft. (56.1 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.  
Made with Metropix 62024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		64	
(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 - B - £1605 Per Annum

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

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