



48 Celandine Avenue, Locks Heath, SO31 6XA

Asking Price £199,995



Celandine Avenue |
Locks Heath | SO31 6XA
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W&W are pleased to offer for sale this one bedroom first floor maisonette. The property boasts one double bedroom, open plan lounge/dining room, kitchen & bathroom. The property also enjoys a rear garden & allocated parking.

Celandine Avenue is situated in the popular location of Locks Heath, with local schools and shopping centre within walking distance, including a large Waitrose, post office & a variety eateries.





One double bedroom first floor maisonette

No chain ahead

Open plan lounge/dining room with twin windows to the front & built in storage cupboard

Kitchen enjoying built in oven/hob with space for fridge/freezer & washing machine

Main bedroom with built in mirrored sliding wardrobes

Bathroom comprising three piece suite

Rear garden laid to lawn & shed to remain

Allocated parking

AGENTS NOTE - The current owner is in the process of extending the lease to 999 years commencing from 1983 which will be in place before a purchaser completes

Peppercorn ground rent charge

No service charge

ADDITIONAL INFORMATION

Property construction - Timber frame with brick

Electricity supply - Mains

Water supply - Mains

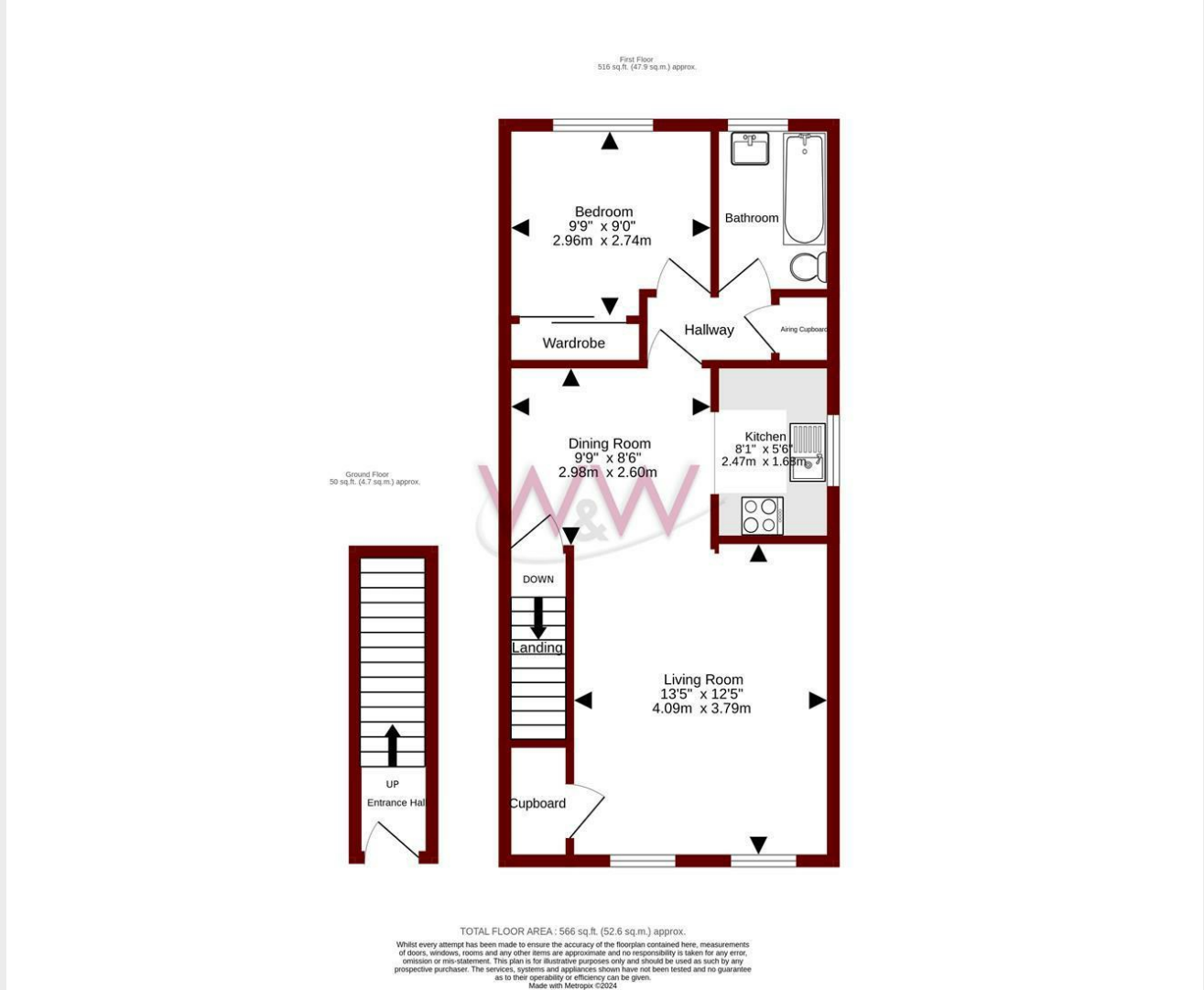
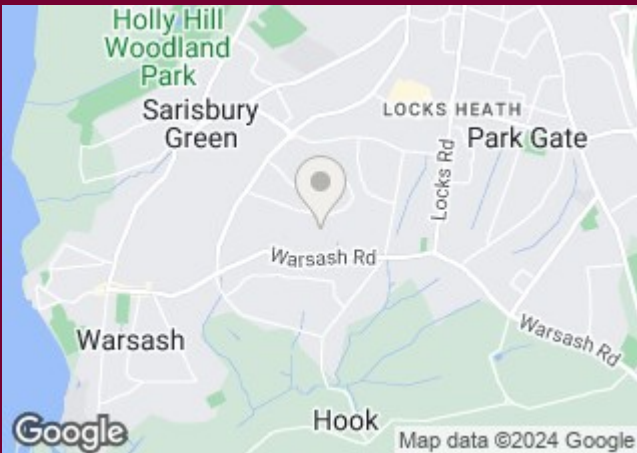
Sewerage - Mains

Heating - Electric Convector Heaters

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

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/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(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 - £1604.87 Per Annum

Tenure - Leasehold

Current EPC Rating - D

Potential EPC Rating - C

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