



3a Daisy Lane, Locks Heath, SO31 6RA

Asking Price £450,000



Daisy Lane |
Locks Heath | SO31 6RA
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W&W are delighted to offer for sale this well presented '2016' built three bedroom detached home. The property boasts three double bedrooms, lounge, 17'10 kitchen/dining room, downstairs cloakroom, main bathroom & modern en-suite shower room. The property also benefits from a rear enclosed landscaped garden & driveway parking for vehicles.

Daisy Lane is ideally situated with Locks Heath Centre just a few minutes walk away providing a variety of shops and amenities, also within walking distance are Locks Heath Junior & Infant Schools.





Well presented '2016' built three bedroom detached home

Welcoming entrance hall enjoying attractive wood effect flooring flowing into the kitchen/dining room

Dual aspect 17'10ft kitchen/dining room enjoying butchers block worktops & attractive units

Integrated appliances include double oven, induction hob, fridge/freezer, washing machine & dishwasher

Spacious lounge with feature centrepiece slate surround fireplace & double doors opening out onto the rear garden

Downstairs cloakroom comprising two piece suite

Main bedroom enjoying large walk in wardrobe & modern en-suite shower room

Two additional double bedrooms

Modern bathroom comprising three piece white suite & attractive wall tiling

Replacement oakwood internal doors throughout

Rear enclosed landscaped garden majority laid to lawn, display shrubbery/flowers & two paved patio areas

Driveway parking for multiple 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 PLUSNET

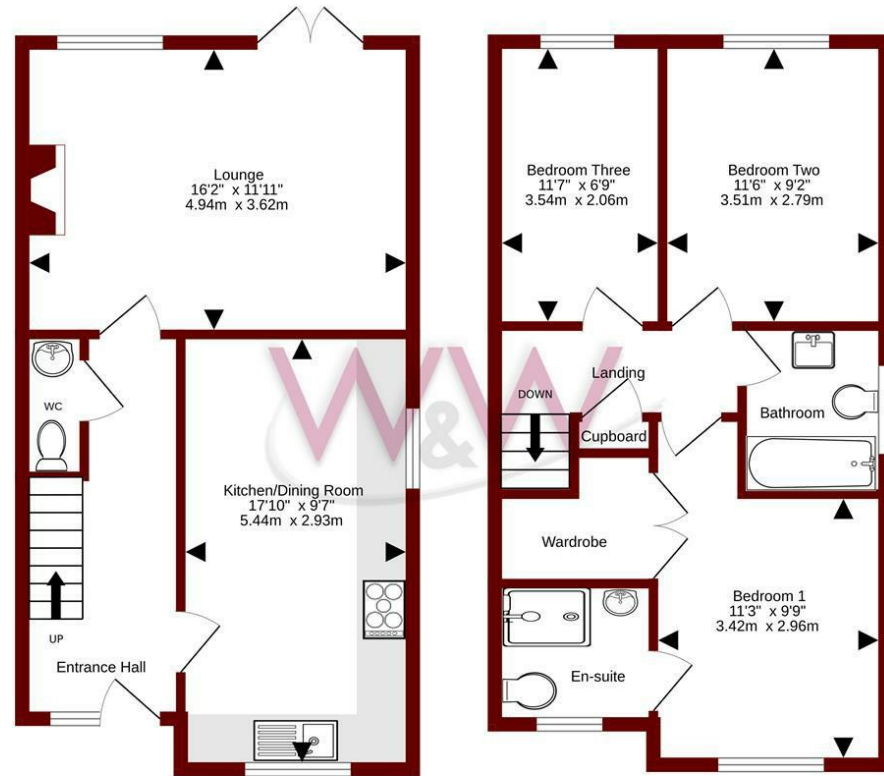
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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



Ground floor
460 sq.ft. (42.7 sq.m.) approx.

1st floor
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 925 sq.ft. (86.0 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		89
(81-91)	B		
(69-80)	C		
(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 - D - £2063 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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