



1 Lodge Road, Locks Heath, SO31 6QY

**Guide Price £550,000**



Lodge Road |  
Locks Heath | SO31 6QY  
Guide Price £550,000

W&W are delighted to offer for sale this four bedroom detached family home sat on an enviable 0.319 acre plot. The property boasts four bedrooms, three reception rooms, kitchen/breakfast room & two bathrooms. The plot provides an impressively sized rear garden, double garage & front garden as well as driveway parking for multiple vehicles.

Lodge Road is nestled in the heart of Locks Heath with the shopping centre and surrounding amenities just a short walk away. Excellent transport links are also easily accessible including A27 & local bus route. The property is also within catchment of local schools.





Four bedroom detached family home sitting on an enviable 0.319 acre plot

The property was built circa 1960's

No chain ahead

Dual aspect lounge with centrepiece brick surround fireplace with inset gas fire and back boiler

Kitchen/breakfast room enjoying a wide range of wall/base units with oven/hob to remain

Dining room with patio doors opening out onto the garden

Utility room providing additional storage space and plumbing for appliances

Study with window to the side

Downstairs shower room comprising three piece suite

Four bedrooms to the first floor

Main bathroom comprising three piece suite

Impressively sized rear garden majority laid to lawn with mature shrubbery, mature trees & paved patio area

Double garage

Front garden majority laid to block pavement providing parking for multiple vehicles with area laid to lawn

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

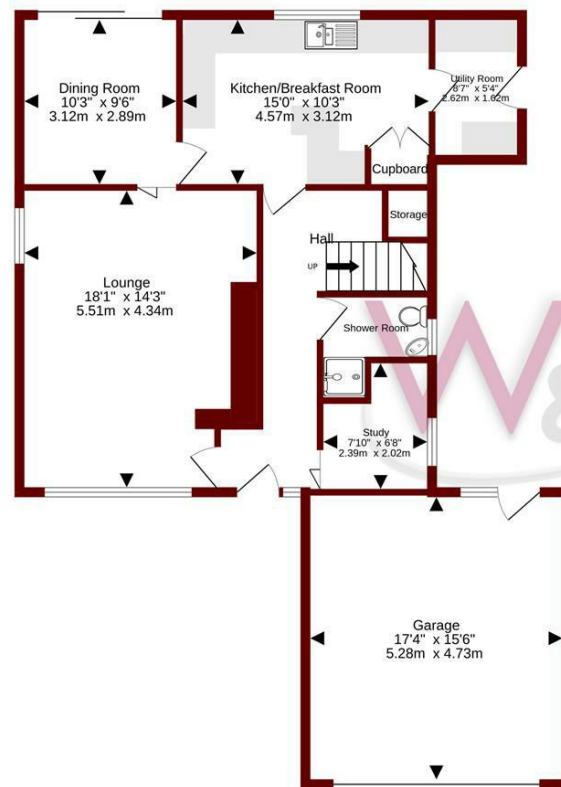
Broadband - There is no broadband connected to the property

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

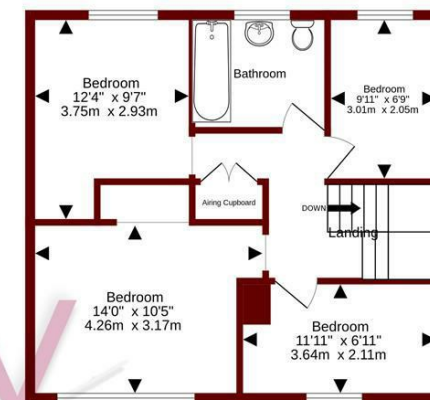
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor  
994 sq.ft. (92.3 sq.m.) approx.



1st Floor  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1543 sq.ft. (143.4 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			83
(69-80) C			
(55-68) D		54	
(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

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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