



High Oaks Close | Locks Heath | SO31 6SX

Asking Price £595,000





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W&W are delighted to offer for sale this extremely well presented and improved four bedroom detached family home. The property boasts over 1600 Sq.Ft of living accommodation providing four double bedrooms, lounge, kitchen/breakfast room, utility room, dining room, family room, downstairs cloakroom, downstairs shower room, main bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a rear landscaped garden, garage and driveway parking for vehicles.

High Oaks House is ideally situated with all of the amenities at Locks Heath Centre just 200 yards away, these include; Waitrose, Post Office, hairdressers, eateries and a doctors surgery alongside many other shops. The bus stop is also easily accessible.











Extremely well presented & improved four double bedroom detached family home

Situated in a quiet cul de sac location

Versatile accommodation in excess of 1600 Sq.Ft

Welcoming entrance hall enjoying attractive wood effect flooring

Modern kitchen/breakfast room boasting built in dishwasher & space for 'range' style cooker

Utility room providing additional storage space & plumbing for appliances

Impressively sized 19'6ft lounge with centrepiece fireplace & double doors opening out onto the rear garden

Dining room with bay window to the front

Modern downstairs cloakroom & separate shower room comprising three piece white suite

Family room with window & personal door to the front

'In our opinion' we feel that the property offers excellent potential for a home annexe

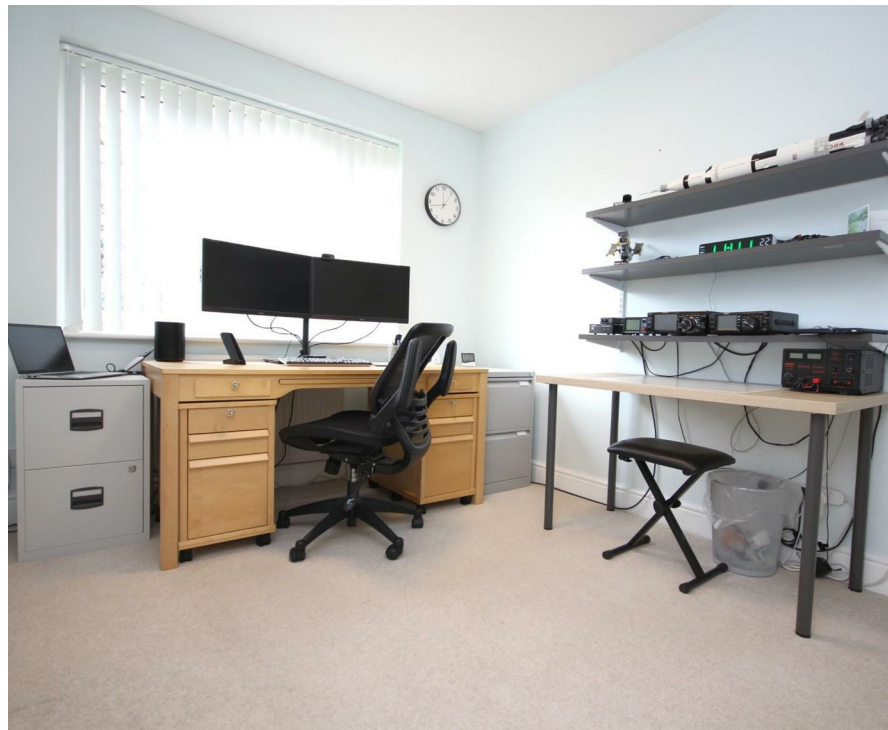


**Tenure: Freehold**

**EPC Rating: C**

**Council Tax Band: F -**

**£2980.46 Per Annum**



Main bedroom benefiting from built in double wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite & attractive wall tiling

Three additional double bedrooms all benefitting from built in wardrobes

Modern main bathroom comprising three piece white suite & attractive wall tiling

Rear enclosed westerly facing landscaped garden enjoying lawn area, paved patio area and display shrubbery/flower beds

'In our opinion' we feel that the garden offers a great degree of privacy

Garage with power, lighting & electric remote controlled door

Driveway parking for multiple vehicles

**ADDITIONAL INFORMATION -**

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains





Sewerage - Mains

Heating - Gas central heating with replacement 2024 Worcester combination boiler

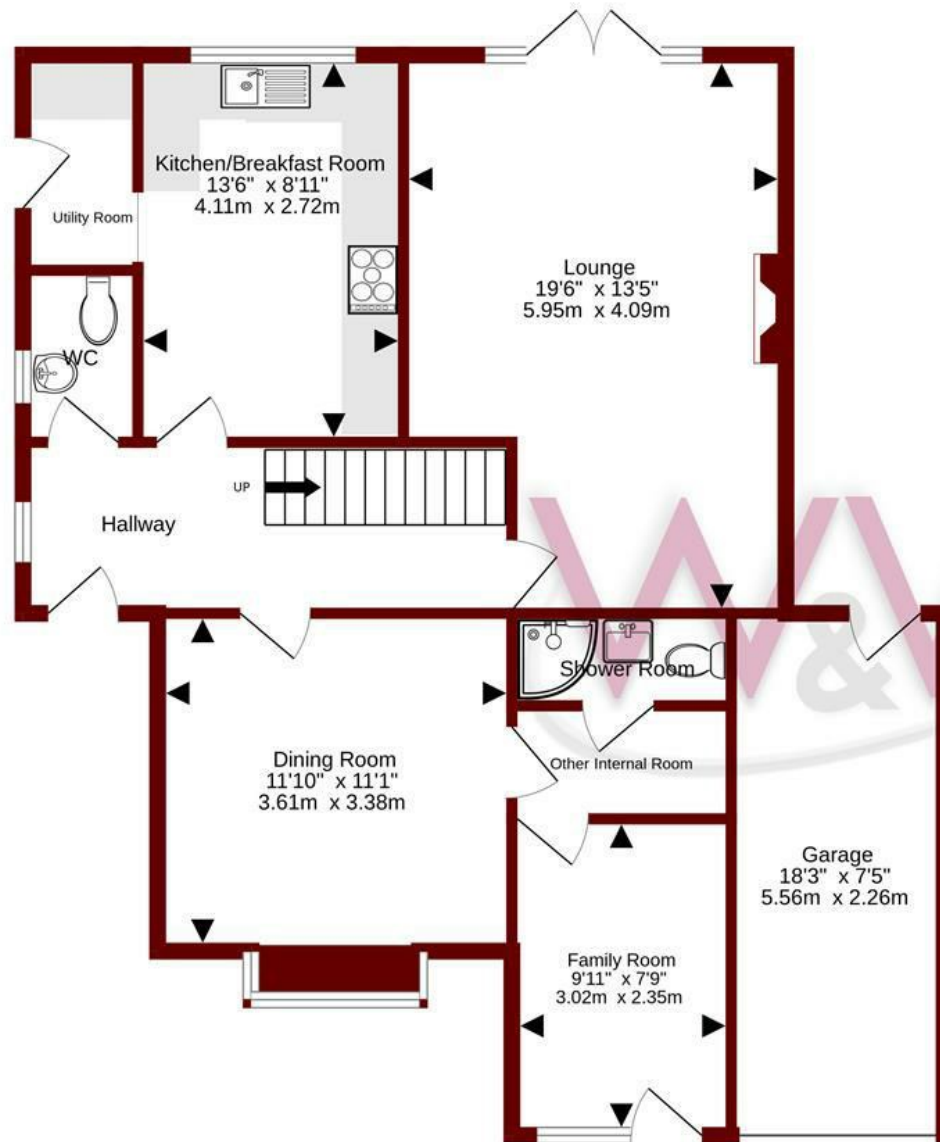
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Talk Talk

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

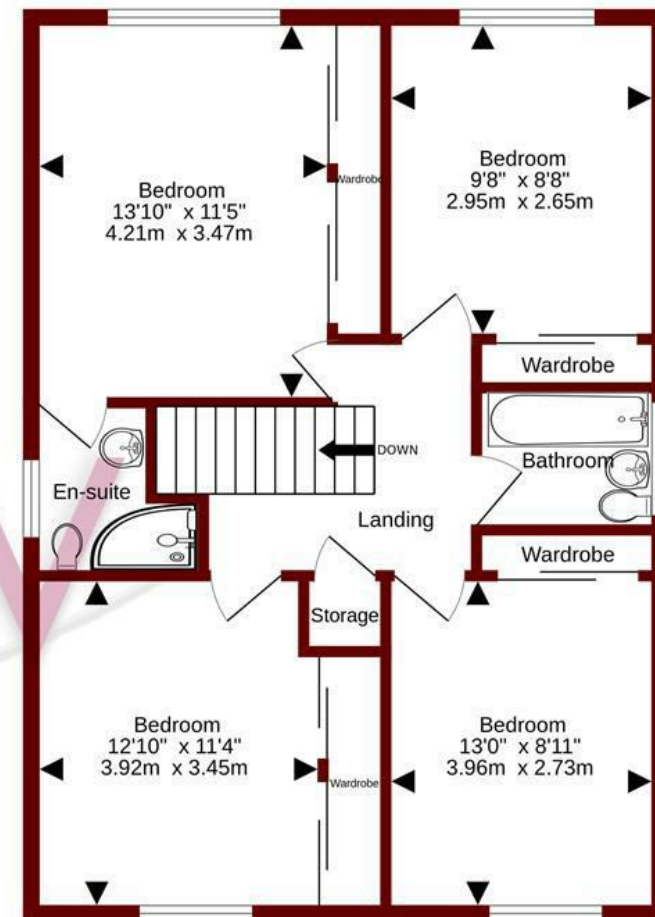
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor  
947 sq.ft. (88.0 sq.m.) approx.



1st floor  
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1640 sq.ft. (152.4 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		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>	74	82
(35-48) <b>D</b>		
(29-34) <b>E</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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