



58 Cornflower Close, Locks Heath, SO31 6SN

Asking Price £360,000



Cornflower Close |  
Locks Heath | SO31 6SN  
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W&W are pleased to offer for sale this three bedroom detached family home coming to the market for the first since it was built. The property boasts three bedrooms, '24'4ft lounge/dining room, kitchen, downstairs cloakroom & upstairs shower room. The property also benefits from a rear garden, garage & driveway parking.

Cornflower Close 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.





Three bedroom detached family home

No chain ahead

24'4ft lounge/dining room with patio doors opening out onto the rear garden

Kitchen boasting built in oven and hob with space for additional appliances

Main bedroom benefitting from built in wardrobes and twin windows

Two additional bedrooms with both benefitting from built in wardrobes

Re-fitted shower room comprising three piece white suite

Rear garden

Garage & driveway parking

### ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

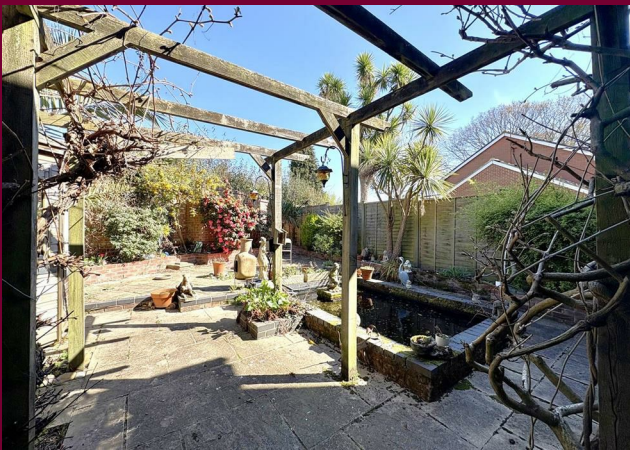
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

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) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

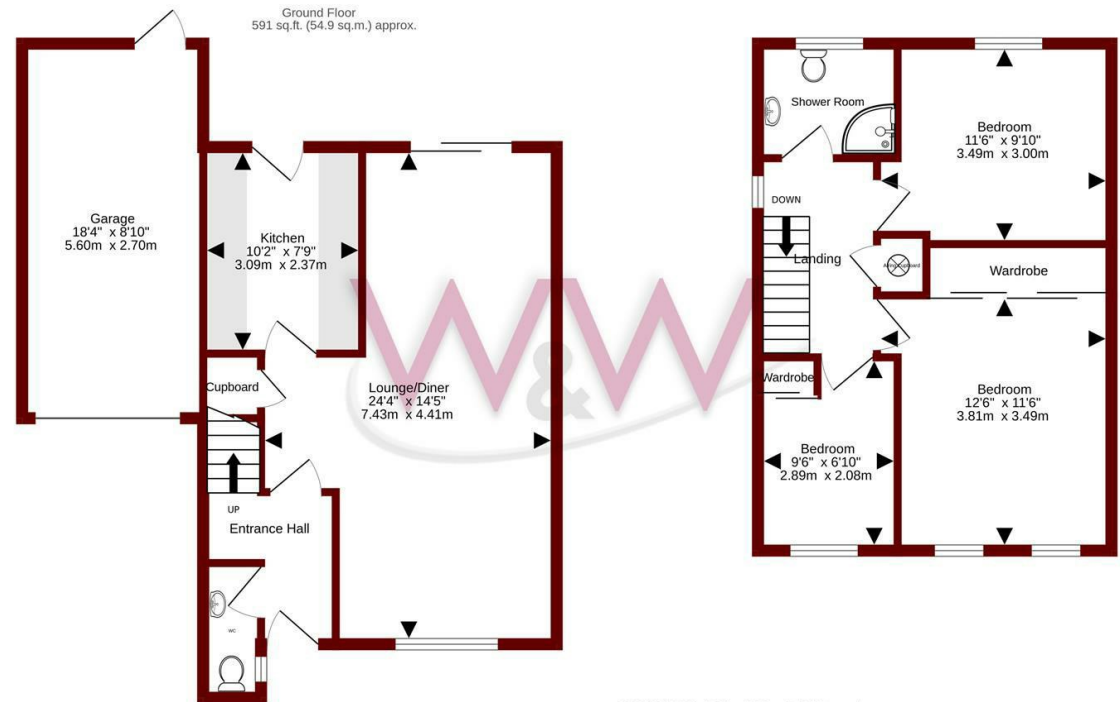
Council Tax Band - D

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

1st Floor  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.8 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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