



20 St. Johns Road, Locks Heath, SO31 6NF

Asking Price £450,000



St. Johns Road |
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W&W are pleased to offer for sale this three double bedroom detached home. The property boasts three bedrooms, lounge, kitchen, dining room, large lean to, downstairs bathroom & separate cloakroom upstairs. The property sits on an enviable plot providing landscaped front & rear gardens as well as a garage and driveway parking.

St. Johns Road is a popular location providing a variety of amenities conveniently on your doorstep. Locks Heath shopping centre, doctors surgery & Locks Heath Junior & Infant schools are all within a 15 minute walk. Excellent transport links including bus route, Swanwick train station, A27 & M27 are also easily accessible.





Three double bedroom detached home

No chain ahead

Sitting on an enviable plot providing front & rear gardens

Dual aspect lounge with brick surround fireplace with inset log burner

Dining room with double doors opening into the lean to

Kitchen boasting built in oven & hob, washing machine, dishwasher and fridge freezer

Large lean to with door opening out onto the rear garden

Downstairs main bathroom comprising three piece white suite

Three double bedrooms to the first floor with two of them being dual aspect

Cloakroom comprising two piece suite to the first floor

Large rear garden with majority laid to lawn, paved patio areas & display shrubbery

Frontage laid to lawn, shrubbery & driveway providing parking for multiple vehicles

Detached Garage

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

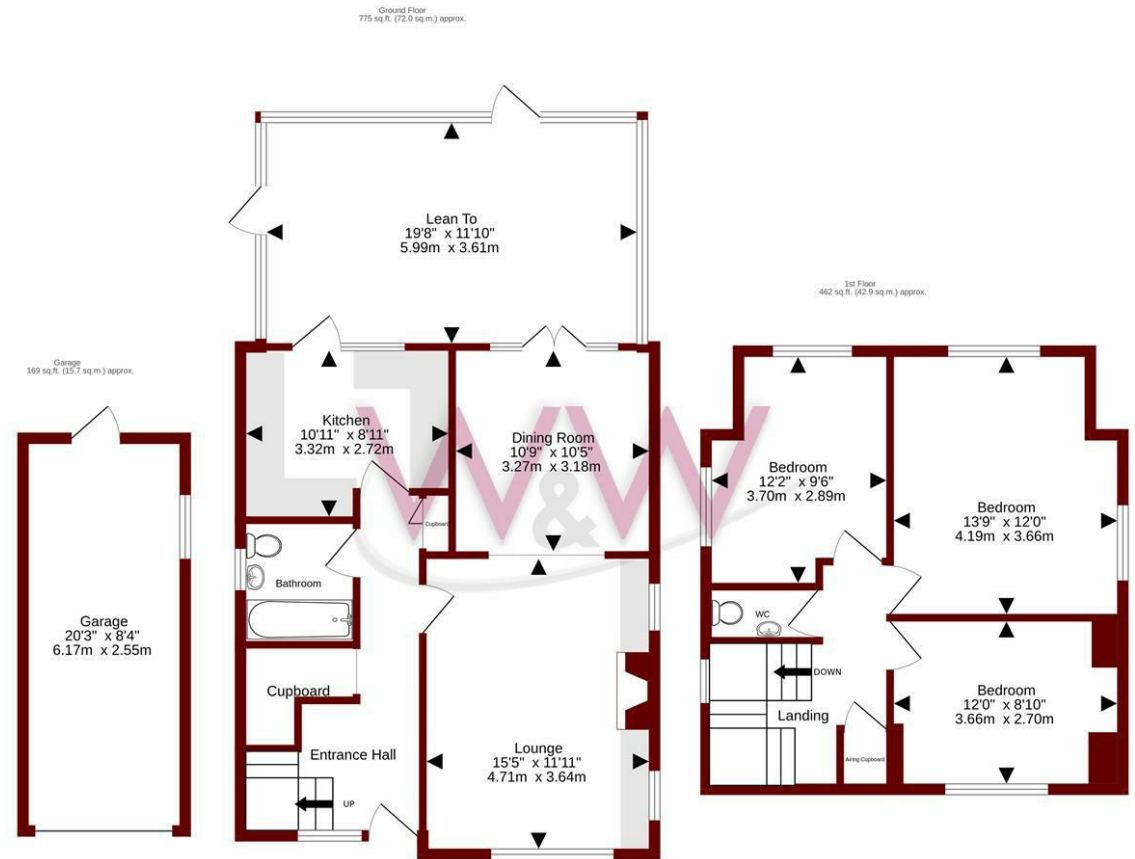
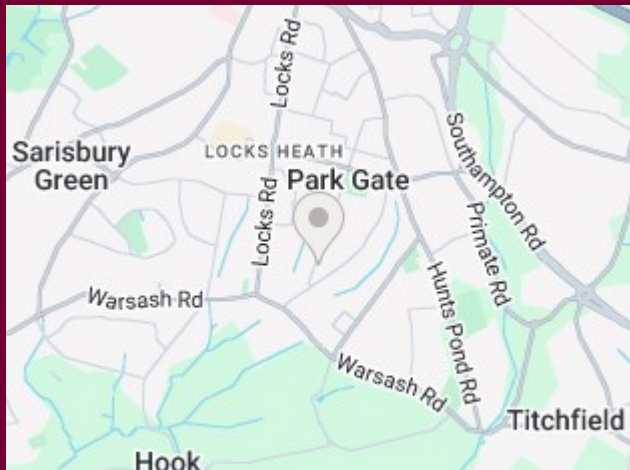
Sewerage - Mains

Heating - Gas central heating

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



TOTAL FLOOR AREA : 1407 sq.ft. (130.7 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
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		40	83
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

Potential EPC Rating - B

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