



22 Topiary Gardens, Locks Heath, SO31 6RX

Offers In Excess Of £450,000



Topiary Gardens |
Locks Heath | SO31 6RX
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W&W are pleased to offer this four bedroom detached family home for sale. The property boasts 4 good sized bedrooms including master bedroom with ensuite, main family bathroom, lounge, spacious kitchen/dining room with utility room attached, family room and downstairs cloak room. The property benefits from a garden laid to lawn, with garage and driveway parking for multiple vehicles.

Topiary Gardens is situated in the bustling area of Locks Heath with the Locks Heath shopping village just a short distance away giving easy access to local amenities such as a large Waitrose, chemist, post office and butchers. The property is in catchment for local schools including Park Gate Primary, Locks Heath Infants and Juniors and Brookfield Community school. Topiary Gardens offers easy access to the A27, M27 and beyond with the added benefit of Swanwick train station being nearby too.





Four bedroom family home

No onward chain

Welcoming entrance hallway

Downstairs cloak room comprising of two piece suite

Living room with feature fireplace

Spacious kitchen/dining room with built in oven, hob and dishwasher

Separate utility room with space for appliances

Family room with patio doors leading to garden

Master bedroom with built in wardrobes and ensuite

Three additional bedrooms, two of which have built in wardrobes

Main family bathroom comprising of three piece suite

Garden laid to lawn

Garage and driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

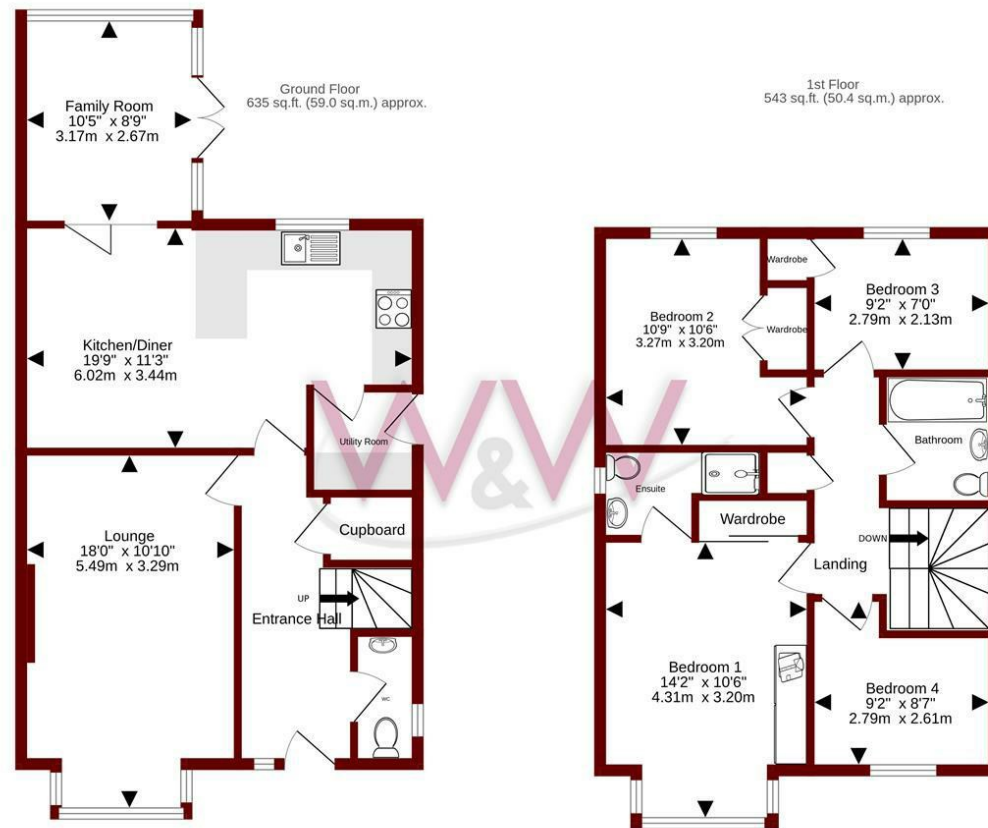
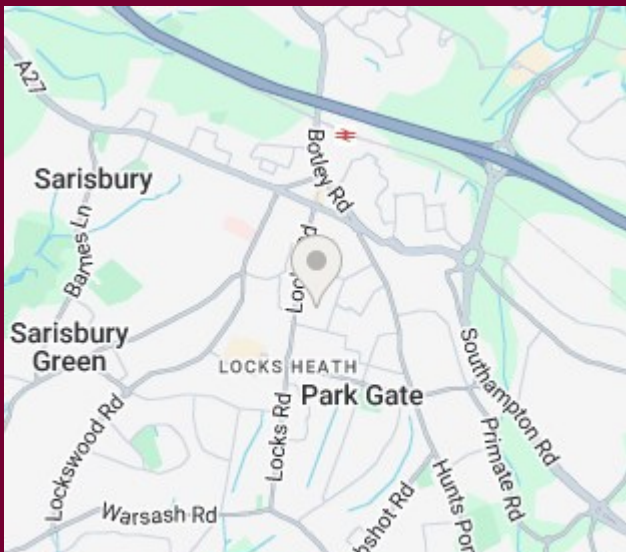
Heating - Gas fired central heating

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: 1178 sq.ft. (109.5 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		84
(69-80) C	72	
(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 - E

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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