



8 Knotgrass Road, Locks Heath, SO31 6XJ

Asking Price £410,000



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**** NO FORWARD CHAIN **** W&W are delighted to offer for sale this truly impressive, extended & beautifully presented three bedroom home. The property boasts three double bedrooms, open plan kitchen/living/dining room, additional family room, cloakroom & modern re-fitted main bathroom. The property also benefits from a landscaped rear garden & block paved driveway providing parking for multiple vehicles.

Knotgrass Road is situated just a 15 minute walk from Locks Heath Centre providing a variety of shops and amenities, the local schools are also within walking distance. Excellent transport links are easily accessible including A27, M27 & Swanwick train station.





Extremely well presented & extended three bedroom home

Impressive open plan kitchen/living/dining space

Herringbone style flooring throughout the ground floor

Modern kitchen enjoying wood worktops & attractive cabinets

Integrated appliances include oven, induction hob, microwave, fridge, freezer & dishwasher

Stunning extension with vaulted ceiling incorporating sensored electric Velux windows & bi-folding doors opening out onto the rear garden

Family room enjoying bay window with fitted shutters to remain, bespoke fitted storage cupboards with space/plumbing for washing machine

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from built in wardrobes

Two additional double bedrooms with one benefitting from built in wardrobes

Modern re-fitted main bathroom comprising four piece white suite & attractive wall tiling

Beautifully landscaped rear garden majority laid to attractive to paved patio area perfect for alfresco dining, artificial lawn area & raised decked sun terrace with shed enjoying power to remain

Block paved driveway parking for multiple vehicles to the front

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

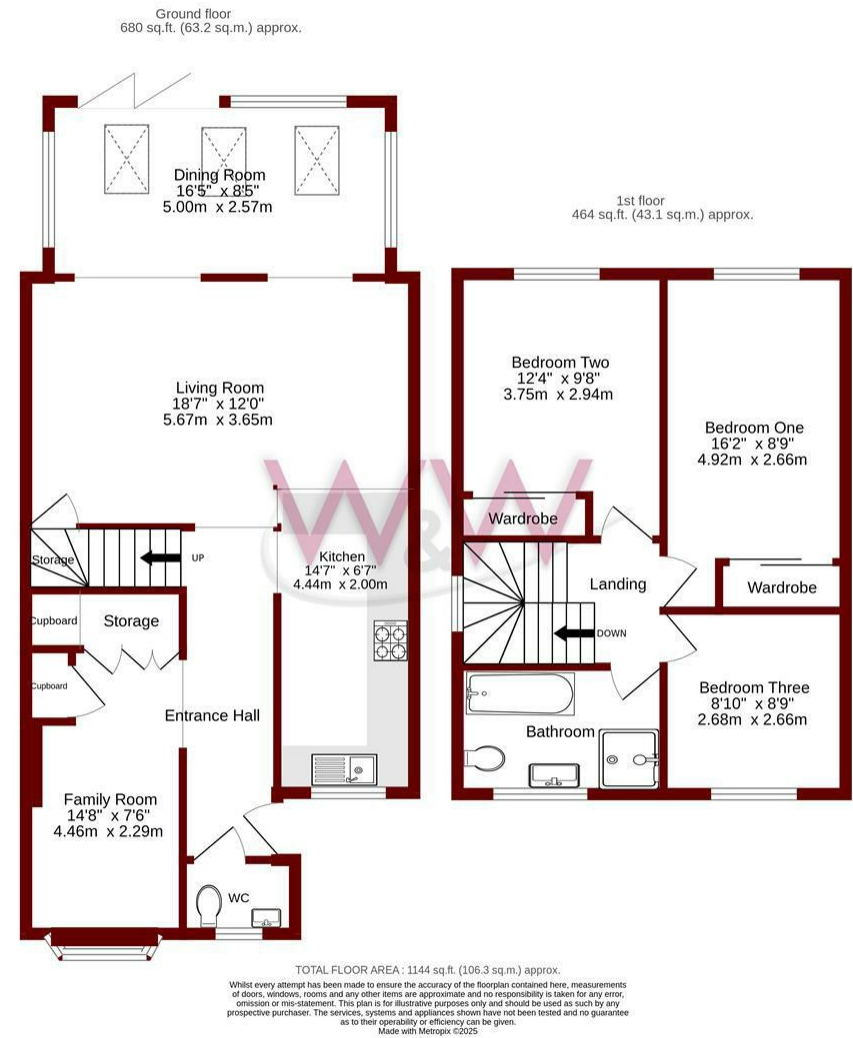
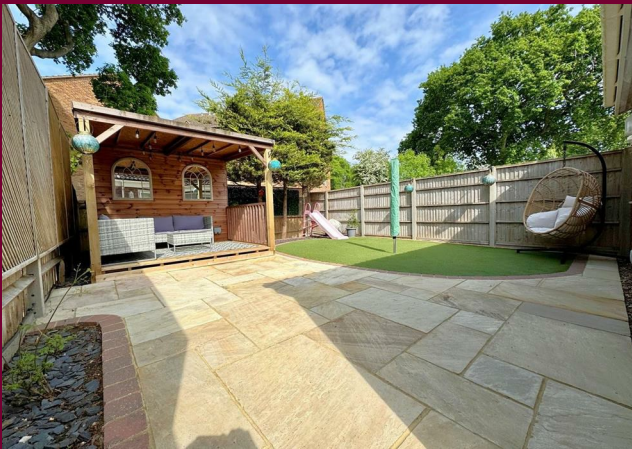
Sewerage - Mains

Heating - Gas central heating

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

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) A		87
(81-91) B		
(69-80) C	77	
(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 - C - £1924.04 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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