



9 The Chestnuts Locks Road, Locks Heath, SO31 6DJ

Asking Price £217,500

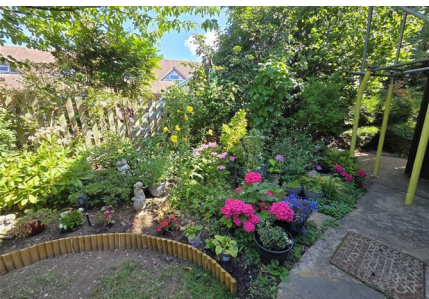


Locks Road |
Locks Heath | SO31 6DJ
Asking Price £217,500

W&W are delighted to offer for sale this beautifully presented & improved two double bedroom staggered terraced retirement home. The property boasts two bedrooms, lounge/dining room, modern kitchen, downstairs cloakroom & modern shower room. The property also enjoys communal gardens & parking.

'The Chestnuts' is perfectly situated in a small community of over 55's mews houses conveniently located a short walk from the Locks Heath centre with its everyday shopping and leisure facilities, popular coffee house and Waitrose supermarket. There is a bus route within the vicinity providing links to local areas and main routes into towns and cities.





Beautifully presented & improved two double bedroom staggered terraced home

Situated in a private over 55's development

Welcoming entrance hall enjoying attractive wood effect flooring flowing into the kitchen & lounge/dining room

Feature stair lift to remain

Modern kitchen enjoying attractive wood effect worktops & attractive cabinets

Integrated appliances include oven, hob, fridge/freezer, slimline dishwasher & space for washing machine

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from built in wardrobes

Guest bedroom with window to the front

Modern shower room comprising three piece white suite

The property benefits from it's own personal paved patio

Warden assisted with communal laundry room facilities

Communal Parking

Service charge approx. £279.03 per month

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

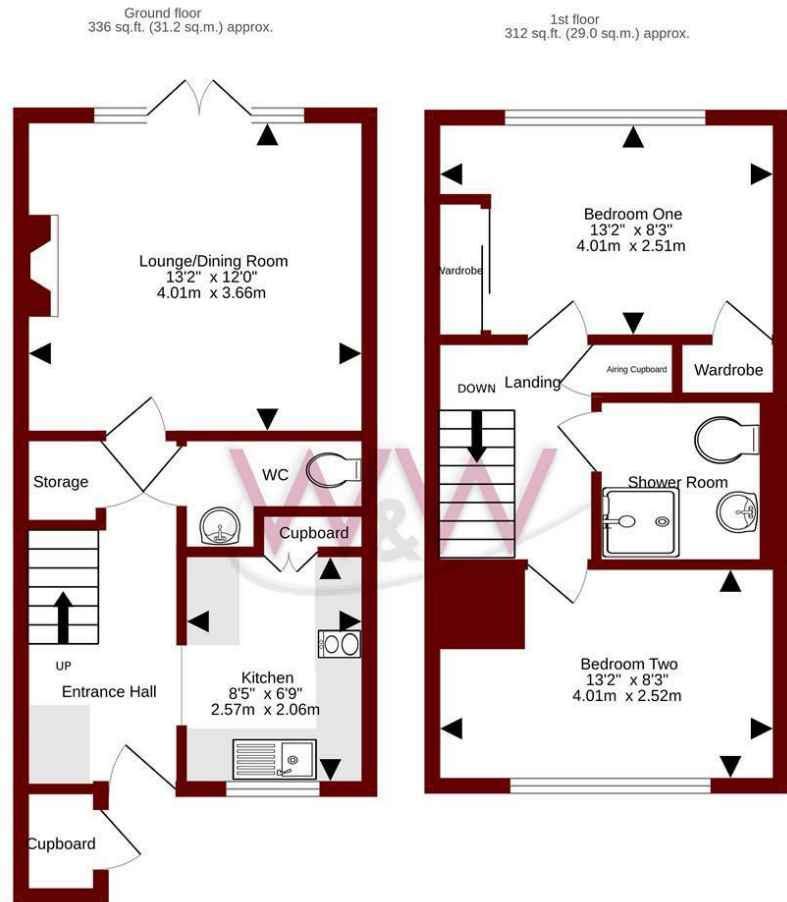
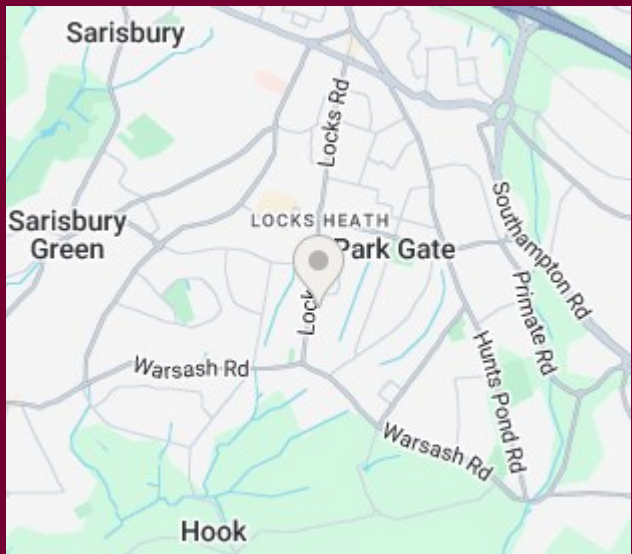
Sewerage - Mains

Heating - Electric heaters but the seller informs us that economy 7 is available within the property

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 : 648 sq.ft. (60.2 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 is 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		
(69-80) C		
(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

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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