



6 Erica Close, Locks Heath, SO31 6SD

Asking Price £575,000





Erica Close |  
Locks Heath | SO31 6SD  
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W&W are delighted to offer for sale this vastly improved and very well presented, three/four bedroom detached family home, originally built by Bovis in 1985. The property boasts a lounge with built-in Log Burner, a modern re-fitted L-shape kitchen/breakfast/dining room and a downstairs cloakroom on the ground floor. On the first floor is the main bedroom which boasts a re-fitted wet room/en-suite, modern family bathroom, two further double bedrooms along with a study/bedroom four which is currently open to the hallway. The property sits on an enviable plot providing front & rear landscaped gardens as well as single garage with ample driveway parking for vehicles.

Erica Close is a highly sought after cul de sac with Locks Heath Centre a stone's throw away, providing a variety of shops and amenities including a large Waitrose. Excellent transport links are easily accessed with Swanwick train station just a 20-minute walk away. Locks Heath Infant & Junior Schools are within walking distance as is Brookfield Community School.

Agents Note: This property is owned by an employee of Walker & Waterer Limited







Well-presented three/four bedroom detached family home situated on an enviable corner plot location providing front & rear gardens

Spacious lounge with log burner & double doors opening out onto the rear garden

Dual aspect L-shaped kitchen/breakfast/dining room enjoying quartz worktops, high gloss cabinets & breakfast bar

Integrated appliances include double self cleaning ovens, hob & space for additional appliances

Contemporary downstairs cloakroom comprising two-piece suite

Main bedroom benefitting from built in wardrobes & modern en-suite wet room

Three additional bedrooms with two benefitting from built in storage

Modern family bathroom comprising three-piece white suite & attractive wall/floor tiling

Landscaped rear garden majority laid to artificial lawn with two paved patio areas & mature shrubbery

'In our opinion' the garden offers a great degree of privacy

Single garage with power & lighting

Front garden majority laid to lawn & shrubbery

Block paved driveway providing parking for multiple vehicles

Walking distance to Locks Heath Shopping Centre

## ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

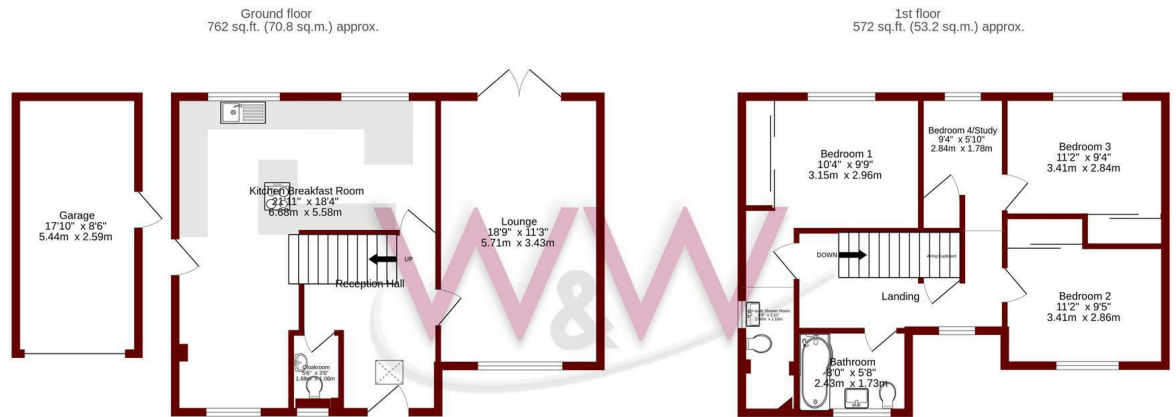
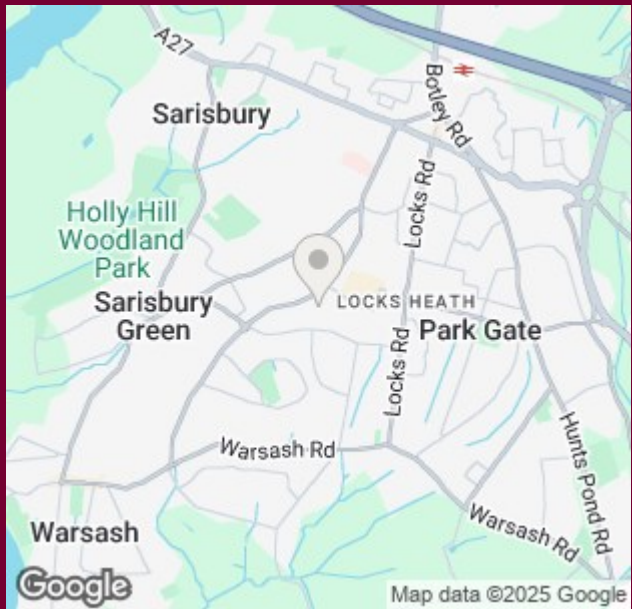
Heating - Gas central heating with '2012' replacement boiler in the loft

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

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/>

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TOTAL FLOOR AREA : 1334 sq.ft. (123.9 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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 - E

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - C

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