



Richards Close | Locks Heath | SO31 6LN

Asking Price £675,000



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W&W are delighted to offer for sale this extremely well presented five bedroom detached family home situated in a small development made up of only three houses. Inside, the property boasts over 1500 sq.ft providing five bedrooms, lounge, modern kitchen/breakfast room, study, dining room, downstairs cloakroom, main bathroom & two en-suite shower rooms. The property benefits from a rear landscaped garden, detached double garage & driveway parking for multiple vehicles.

Richards Close Road is situated in the heart of Locks Heath with the shopping centre, providing a large Waitrose, eateries & a variety of other amenities, just a 10 minute walk away. Park Gate Primary School is half a mile away & Brookfield Senior School in easy walking distance. Excellent transport links including A27, M27 & Swanwick train station are also easily accessible.







Extremely well presented five bedroom detached family home

Situated in a small development made up of only three houses in a quiet cul de sac location

Almost 2000 sq ft including the garage and summerhouse

Welcoming entrance hall with solid wood flooring flowing into the lounge, study & dining room

Lounge with centrepiece fireplace & double doors opening into the conservatory

Glass roof conservatory with doors opening out onto the rear garden

Modern kitchen/breakfast room enjoying granite worktops & wooden cabinets

Integrated appliances include dishwasher with range cooker & wine cooler to remain

Utility room providing additional storage & plumbing for additional appliances

Study & dining room with window to the front

Downstairs cloakroom

Tenure: Freehold

EPC Rating:

Council Tax Band: F - £3140

Per Annum



Feature underfloor heating throughout the ground floor except the conservatory

Galleried landing with built in storage cupboard

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

Guest bedroom also benefitting from modern en-suite shower room

Three additional double bedrooms with two benefitting from built in storage

Modern main bathroom comprising four piece white suite

Landscaped rear garden enjoying lawn area, raised decked sun terrace, paved patio with display flower/shrubbery & summer house to remain

Detached double garage with remote controlled door

Driveway parking for multiple vehicles

Landscaped frontage laid to shingle & mature trees



The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating

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

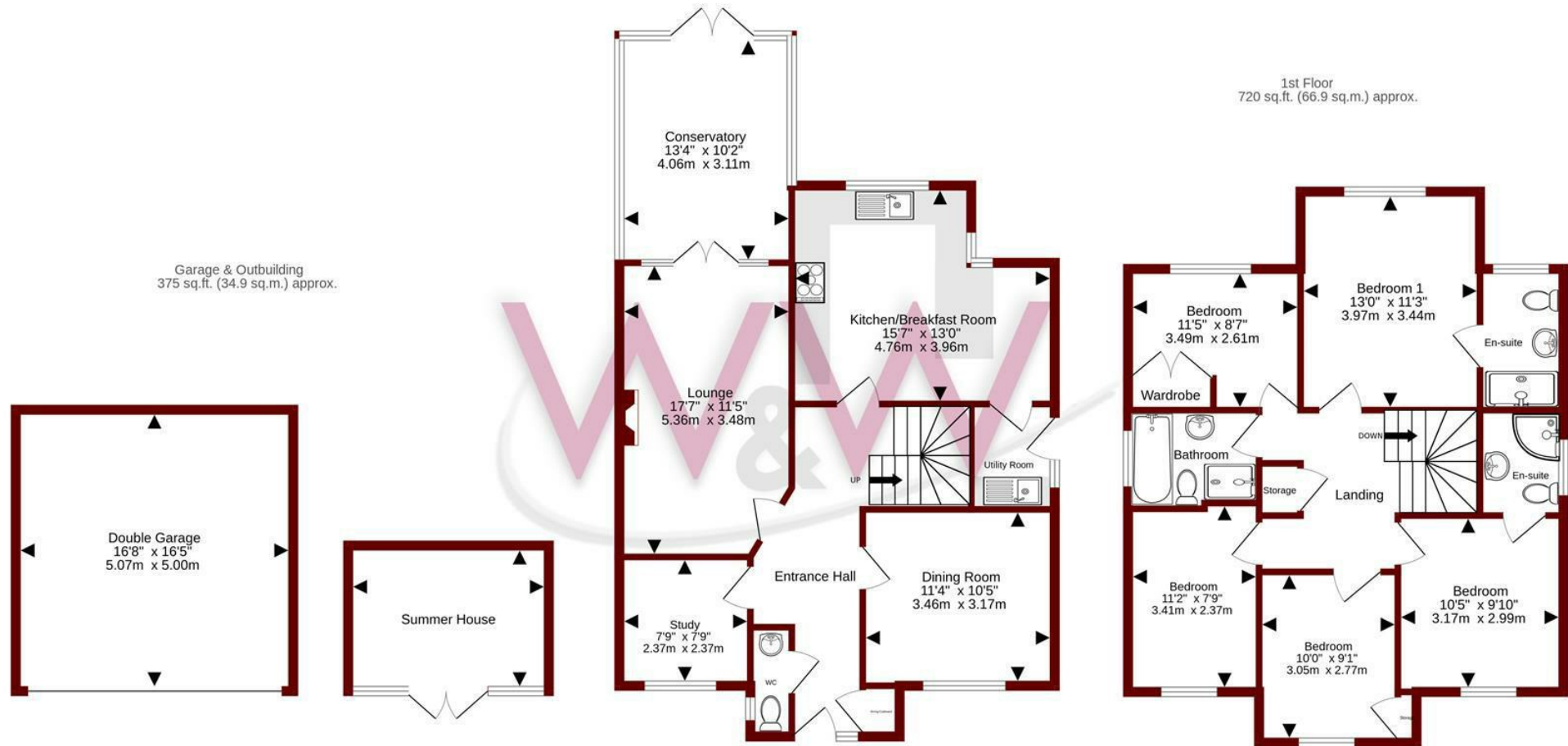
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>

Ground Floor  
853 sq.ft. (79.2 sq.m.) approx.

1st Floor  
720 sq.ft. (66.9 sq.m.) approx.

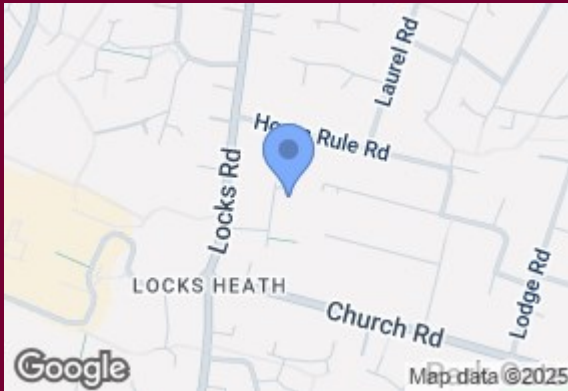
Garage & Outbuilding  
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1948 sq.ft. (181.0 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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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