



8 Wheatlands, Titchfield Common, PO14 4SL

Asking Price £322,500



Wheatlands |

Titchfield Common | PO14 4SL

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W&W are delighted to offer for sale this well presented three bedroom staggered terraced home situated down a private driveway made up of only five houses. The property boasts three bedrooms, lounge, kitchen/dining room & modern main bathroom. The property also benefits from a rear landscaped garden, garage & driveway parking.

Wheatlands is a cul de sac situated off of Longacre's Road, giving excellent transport links to the A27 & M27. A variety of shops are just a 5 minute walk away, while the further amenities of Whiteley, Park Gate & Locks Heath are all less than 10 minutes away. There are also local parks and open green areas which are ideal for families and walkers alike.





Well presented three bedroom staggered terraced home

Situated down a private driveway made up of only five houses

Entrance hall enjoying mosaic style flooring

Living room with built in understairs storage cupboard

Kitchen/dining room with space for appliances & door opening out onto the rear garden

Main bedroom benefitting from built in storage

Two additional bedrooms with one benefitting from built in storage

Modern main bathroom comprising three piece white suite

Landscaped rear garden with majority laid to lawn, paved patio area & shed to remain

Garage with loft storage, power & lighting

Driveway parking with electric vehicle car charging point to remain

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

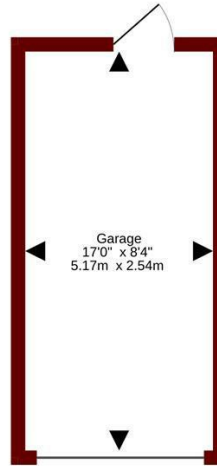
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin Media

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

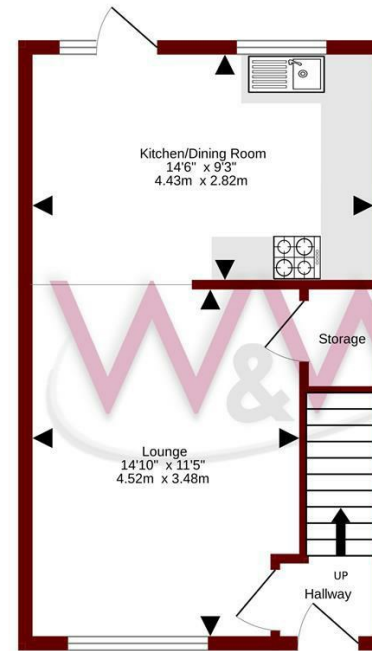
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



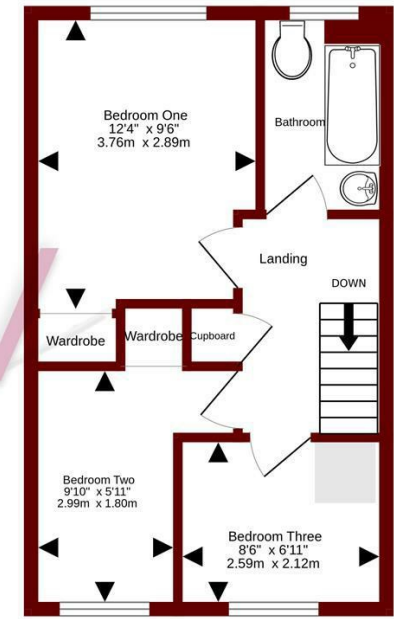
Garage
141 sq.ft. (13.1 sq.m.) approx.



Ground floor
357 sq.ft. (33.2 sq.m.) approx.



1st floor
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.3 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		90
(81-91) B		
(69-80) C	69	
(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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