

A circular logo for Chimney Pots Estate Agents. The text 'Chimney Pots' is in a large, white, sans-serif font. Below it, 'ESTATE AGENTS' is written in a smaller, green, sans-serif font. The tagline 'YOUR HOME • OUR PASSION' is written in white, curved text along the bottom edge of the circle.

Chimney Pots  
ESTATE AGENTS

YOUR HOME • OUR PASSION



Lawn Drive, Locks Heath, SO31  
£535,000



- A detached family home nestled away on a very generous plot in the corner of the cul de sac
  - The property has been enhanced and beautifully maintained by the current owners
- Dual aspect lounge opening to a dining area and pleasant views of the rear garden and modern kitchen with fitted appliances
  - Four bedrooms, en suite and family bathroom
  - A beautiful, enclosed landscaped rear garden
- Large frontage with gardens extending either side of the double width driveway which allows access to the double garage
  - A fabulous location for families, due to the proximity of shops and schools

Nestled away within a pleasant cul de sac conveniently located within walking distance of the local shops and schools of excellent repute is this detached family home which has been enhanced and beautifully maintained by the current owners offering bright and spacious accommodation designed with family living in mind set in a secluded location with ample outside space.

An initial feature of the property is the spacious hallway and landing, which are bright and filter plenty of light. Extending from the front to the rear is a 20ft Sitting room with a feature fireplace opening to a dining area both benefitting a view of the landscaped rear garden. The kitchen/ breakfast room is fitted with an extensive range of wall and base-level units allowing plentiful storage and fitted appliances. A cloakroom completes the ground floor accommodation.

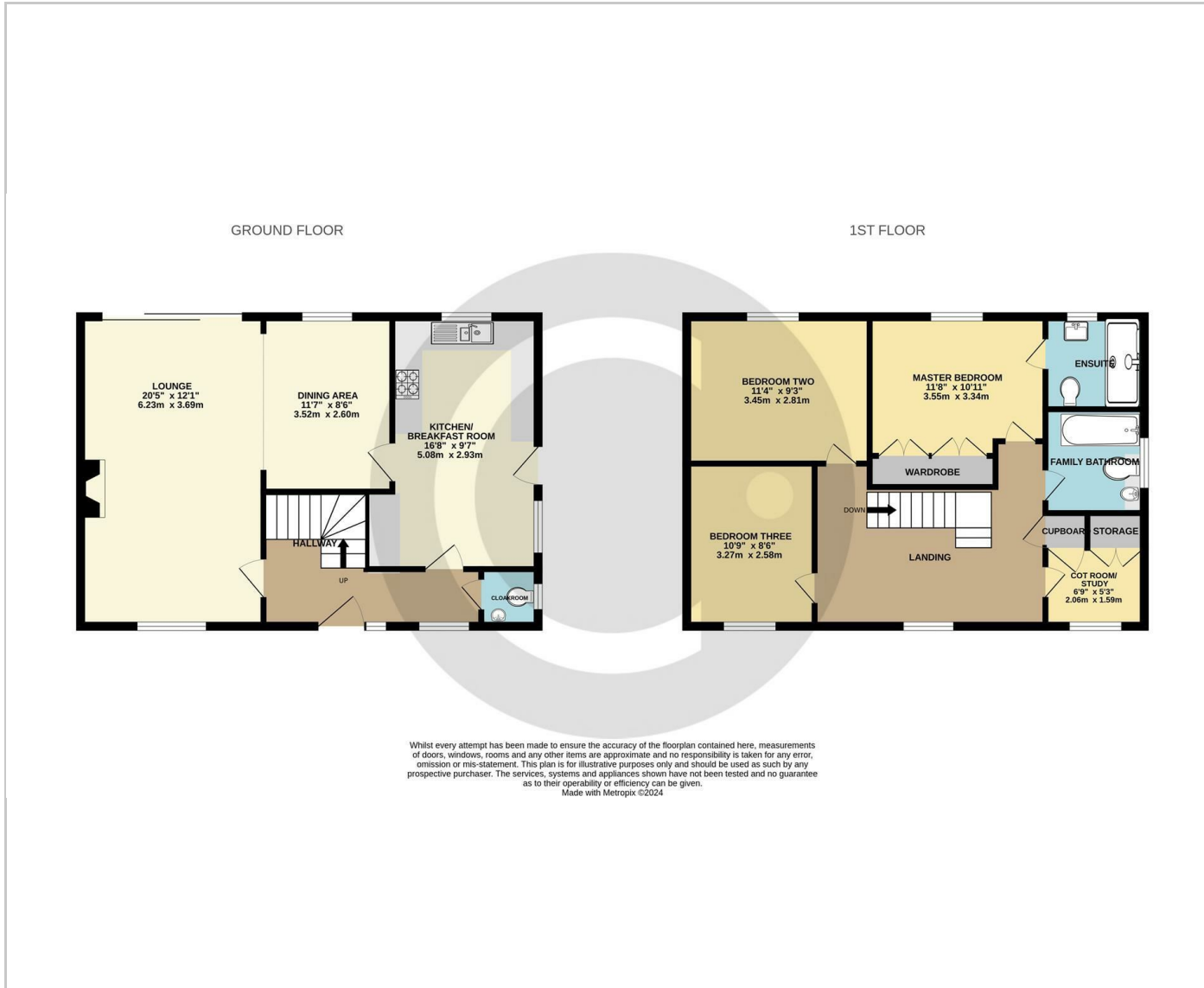
On the first floor, the master bedroom benefits from fitted wardrobes and a refitted en-suite shower room. There are two further double bedrooms and Study/ cot room (previously a generous single bedroom) and a modern family bathroom.

The house sits elevated away from the road with gardens extending either side of the driveway. There is a detached double garage and off-road parking for multiple vehicles. The rear is enclosed and benefits a patio area adjacent to the rear of the property with an area of lawn beyond and well-stocked shrub borders.

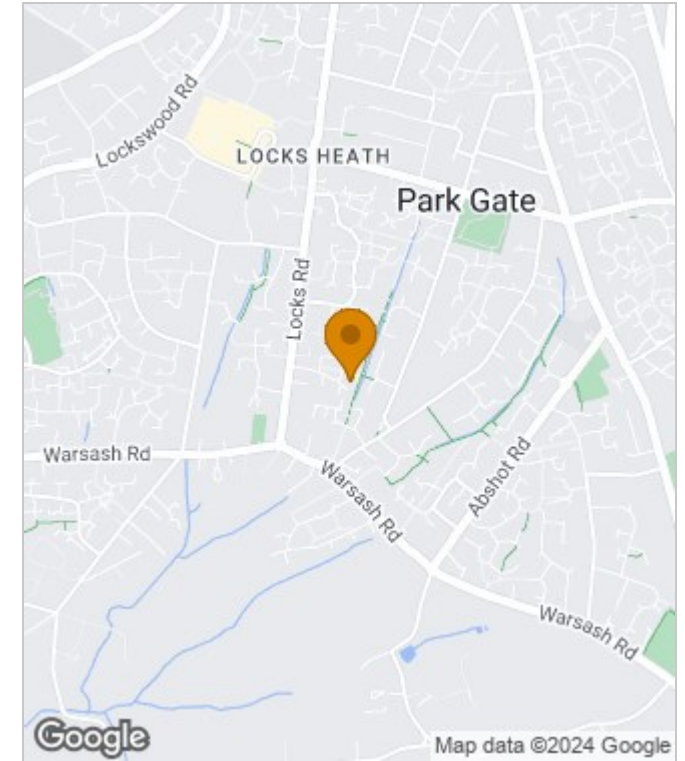
Close by are schools of excellent repute, the local railway station, and access to Junction 9 of the M27. Additionally, it is perfectly placed for a short stroll to the bustling Locks Heath Shopping Centre with its array of interesting shops, coffee houses, and popular Waitrose supermarket, all of which have seen this convenient spot evolve as a destination address for those who require amenities and activity on one's doorstep.



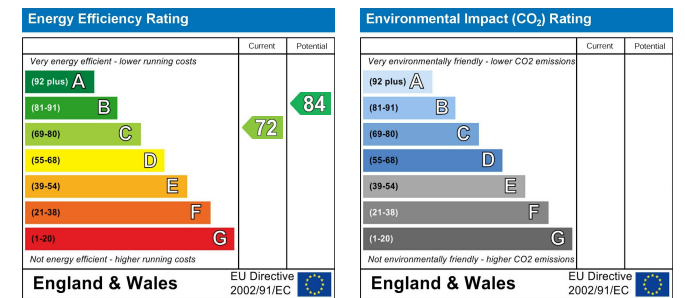
## Floor Plans



## Area Map



## Energy Performance Graph



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