



29 Greenacres Road, Locks Heath, SO31 6ES

Asking Price £355,000



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W&W are delighted to offer for sale this extremely well presented three bedroom semi detached family home. The property boasts three bedrooms, lounge, modern kitchen/dining room, downstairs cloakroom, main bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a rear landscaped garden & driveway parking.

Greenacres Road is situated just a short walk away is Locks Heath shopping centre which includes a Waitrose, post office and a variety of shops and other amenities. Schools and health facilities are also located close by as well as excellent transport links.





Extremely well presented three bedroom semi detached family home

No chain ahead

Lounge with window to the front

15'6ft Kitchen/dining room with double doors opening out onto the rear garden & built in storage cupboard

Modern kitchen boasting built in oven, hob, fridge/freezer, dishwasher & washing machine

Downstairs cloakroom

Main bedroom benefitting from built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite & attractive wall tiling

Two additional bedrooms with one benefitting from built in wardrobes

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

Landscaped rear garden majority laid to lawn with paved patio area, feature 'children's' play area with soft chipping base & outside power sockets

Carport & driveway parking for vehicles

Estate management charge approx. £300 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

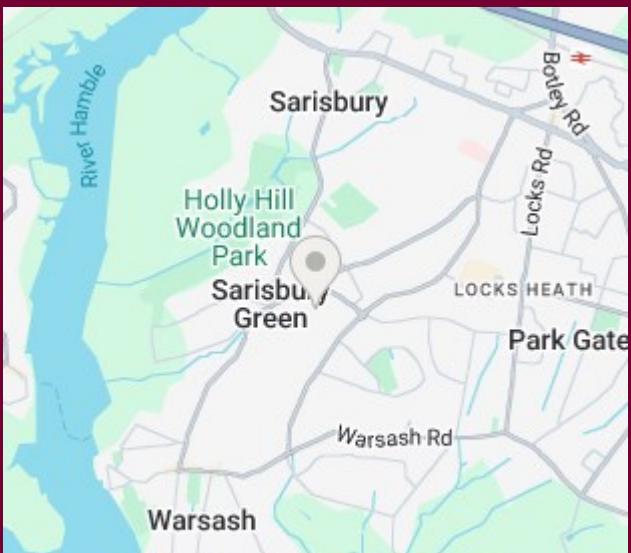
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by 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
628 sq.ft. (58.3 sq.m.) approx.

1st floor
405 sq.ft. (37.6 sq.m.) approx.

The floor plan illustrates the layout of the property. The ground floor includes a Kitchen/Dining Room (15'6" x 9'5"), a Lounge (13'11" x 12'0"), an Entrance Hall, a Storage area, and a Carport (21'5" x 10'4"). The first floor consists of three bedrooms: a main Bedroom (10'9" x 8'8"), a Bedroom (11'6" x 6'7"), and Bedroom 1 (11'3" x 9'9"). There is also a bathroom, a landing, and an en-suite. A staircase leads from the entrance hall up to the first floor.

TOTAL FLOOR AREA: 1033 sq.ft. (95.9 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 sales 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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Council Tax Band - C

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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		

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