40 The Chestnuts Locks Road, Locks Heath, SO31 6DJ

## Asking Price £180,000

Locks Road |

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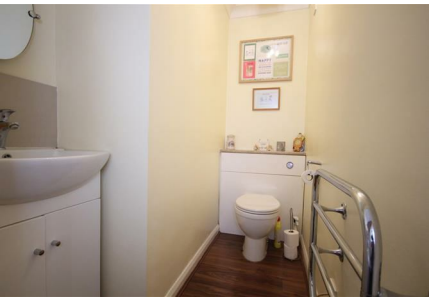
W&W is pleased to offer this two double bed terrace retirement property for sale. The property boasts two bedrooms, lounge/dining room, kitchen, downstairs cloakroom & main shower room. The property also enjoys communal gardens & parking.

'The Chestnuts' is perfectly situated in a small community of over 55's mews houses conveniently located a short walk from the Locks Heath centre with its everyday shopping and leisure facilities, popular coffee house and Waitrose supermarket. There is a bus route within the vicinity providing links to local areas and main routes into towns and cities.



Two double bedroom retirement home situated in a private over 55's development

Paved area to front of property with storage cupboard

Welcoming entrance hall enjoying attractive wood effect flooring

The entrance hall boasts a under stair storage cupboard

Kitchen enjoying attractive cabinets and worktops

Integrated appliances include double oven, electric four ring hob, with space for additional appliances and spacious larder cupboard

Lounge / Diner with feature fireplace and patio doors leading to the rear garden

Downstairs cloakroom comprising two piece suite

Both bedrooms benefiting from built in wardrobes

Shower room comprising three piece white suite

Westerly facing rear aspect with paved patio area

Warden assisted with communal laundry room facilities

Communal Parking

Leasehold property with 63 years remaining on the lease

Annual ground rent approx £100 per annum, our sellers aren't aware of any review period for this

Service charge approx. £3348 per annum

## ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

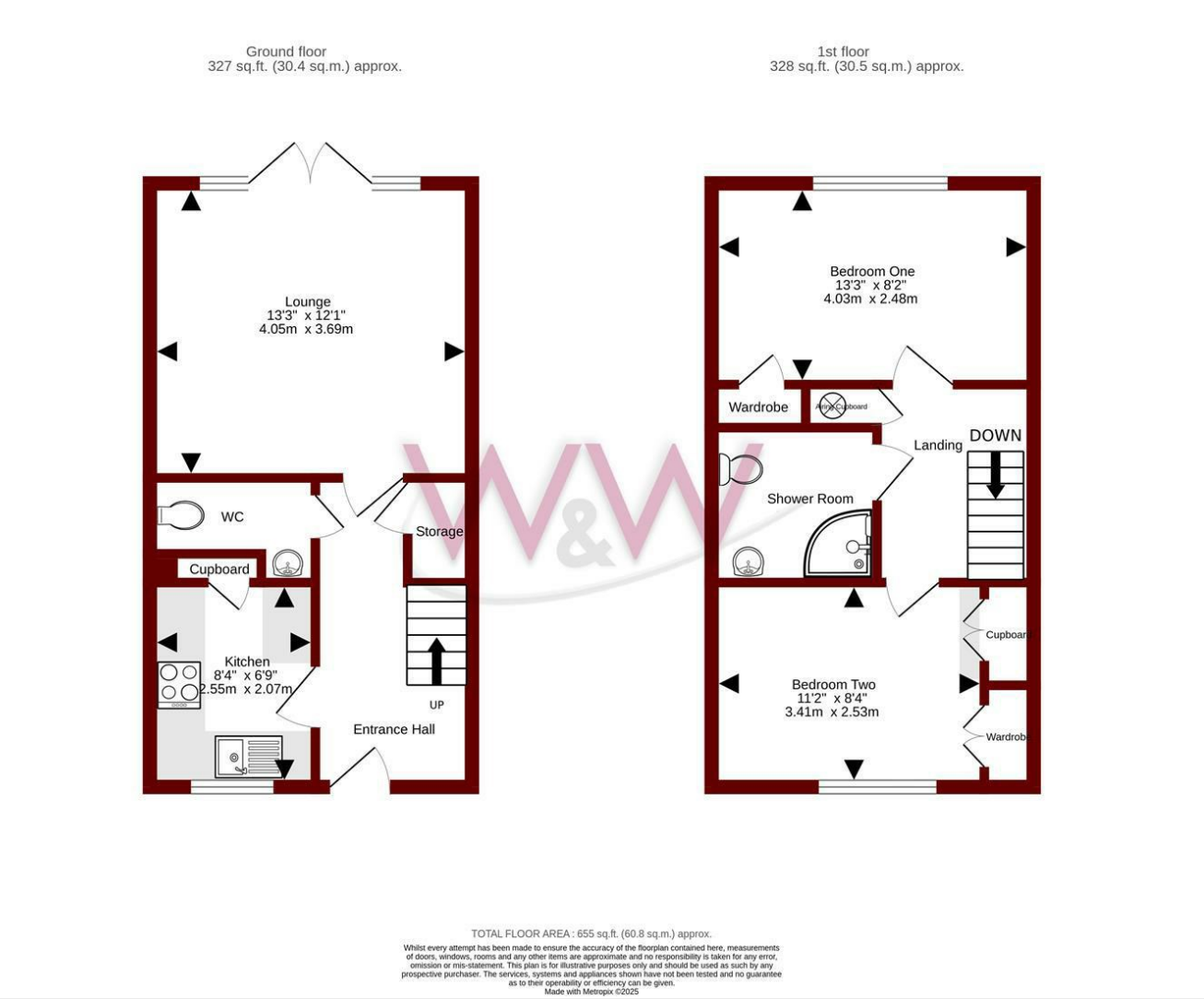
Sewerage - Mains

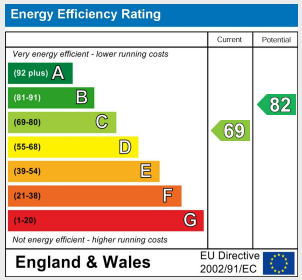
Heating - Electric storage heaters

Broadband - There is currently no broadband connected to the property

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/




Council Tax Band - C - £1924 Per Annum

Tenure - Leasehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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