



6 Cornflower Close, Locks Heath, SO31 6SN

Offers In Excess Of £440,000



**Cornflower Close |
Locks Heath | SO31 6SN
Offers In Excess Of £440,000**

W&W are delighted to offer for sale this beautifully presented & improved three bedroom detached family home. The property enjoys three bedrooms, lounge, impressive 17'9ft open plan kitchen/dining/family room, downstairs cloakroom & modern main bathroom. The property also benefits from a rear landscaped garden, garage & driveway parking.

Cornflower Close is ideally situated with Locks Heath Centre just a 15 minute walk away providing a variety of shops and amenities including a large Waitrose. Tesco express is also within walking distance as are Locks Heath Junior & Infant Schools.





Beautifully presented & vastly improved three bedroom detached family home

Welcoming entrance hall enjoying built in storage cupboard & attractive wood effect laminate flooring flowing into the kitchen/dining/family room & downstairs cloakroom

Living room with feature centrepiece media wall enjoying remote controlled contemporary fire & inset for TV

Impressive 17'9ft open plan kitchen/dining/family room with double doors opening out to the rear garden

Modern kitchen enjoying attractive wood effect worktops & attractive cabinets

Integrated appliances include oven, induction hob, dishwasher, fridge/freezer & wine cooler to remain

Utility room providing additional storage, integrated fridge/freezer & space/plumbing for washing machine and tumble dryer

Downstairs cloakroom comprising two piece white suite

Main bedroom benefitting from built in wardrobes & twin windows to the front

Two additional bedrooms

Modern bathroom comprising three piece white suite & attractive wall tiling

Rear garden with majority laid to lawn, paved patio area, shed to remain & 2025 replacement fence panels to the rear/part of the left hand side

Outside water tap to the front & rear

Garage with power & lighting

Driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Timber framed, brick walls & tiled roof

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating with 2022 replacement Vaillant combination boiler

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/>



Ground floor
652 sq.ft. (60.5 sq.m.) approx.

1st floor
420 sq.ft. (39.0 sq.m.) approx.

TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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 indicative purposes only and should be used as such by any prospective purchaser. The service, 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 - D - £2160 Per Annum

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - C

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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		61	80
EU Directive 2002/91/EC			