



2 Deacon Road, Locks Heath, SO31 6RU

Asking Price £535,000





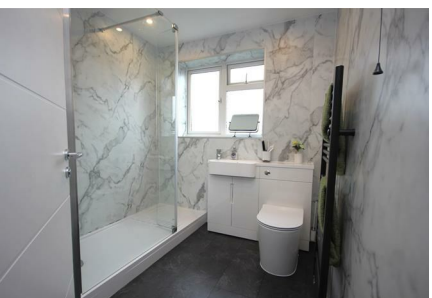
Deacon Road |  
Locks Heath | SO31 6RU  
Asking Price £535,000

W&W are delighted to offer for sale this beautifully presented, extended & vastly improved four bedroom detached family home situated in a sought after cul de sac. The property boasts four bedrooms, living room, impressively sized 27'7ft kitchen/dining/family room, utility room, downstairs cloakroom, modern shower room & modern en-suite to the main bedroom. The property also benefits from a southerly facing rear garden with summer house, remainder of garage and driveway parking for multiple vehicles.

Deacon Road is a quiet cul de sac location in Locks Heath, the local park and tennis club is just around the corner and also provides a short-cut to the local shop. The local schools, Locks Heath & St Johns CofE, are both less than a mile away as is Locks Heath Centre with a variety of shops and amenities.







Beautifully presented, extended & vastly improved four bedroom detached family home situated in a sought after location

Porch opening into the welcoming entrance hall enjoying attractive wood effect laminate flooring flowing into the kitchen/dining/family room

Spacious living room with feature centrepiece contemporary media wall with inset remote controlled electric fire & bow bay window to the front

Impressively sized 27'7ft kitchen/dining/family room with two sets of double doors opening out onto the rear garden

Stunning modern kitchen incorporating quartz worktops, attractive matte cabinets & breakfast bar

Integrated appliances include double oven, hob, fridge/freezer & dishwasher

Feature underfloor heating in the kitchen/dining/family room

Utility room providing additional storage space & plumbing for appliances

Downstairs cloakroom

17'4ft Main bedroom with en-suite

Modern en-suite shower room comprising three piece white suite with feature low profile shower cubicle tray & attractive wall tiling

Three additional bedrooms with two being a good double size

Modern shower room comprising three piece white suite with feature low profile walk in shower cubicle tray & attractive marble effect aqua panelling to the walls

Feature made to measure shutters to the lounge and all four bedrooms to remain

Southerly facing rear landscaped garden laid to artificial lawn, paved patio, side access & summer house with power/lighting to remain as well as a shed to remain

Remainder of garage with electric remote controlled roller door & power/lighting

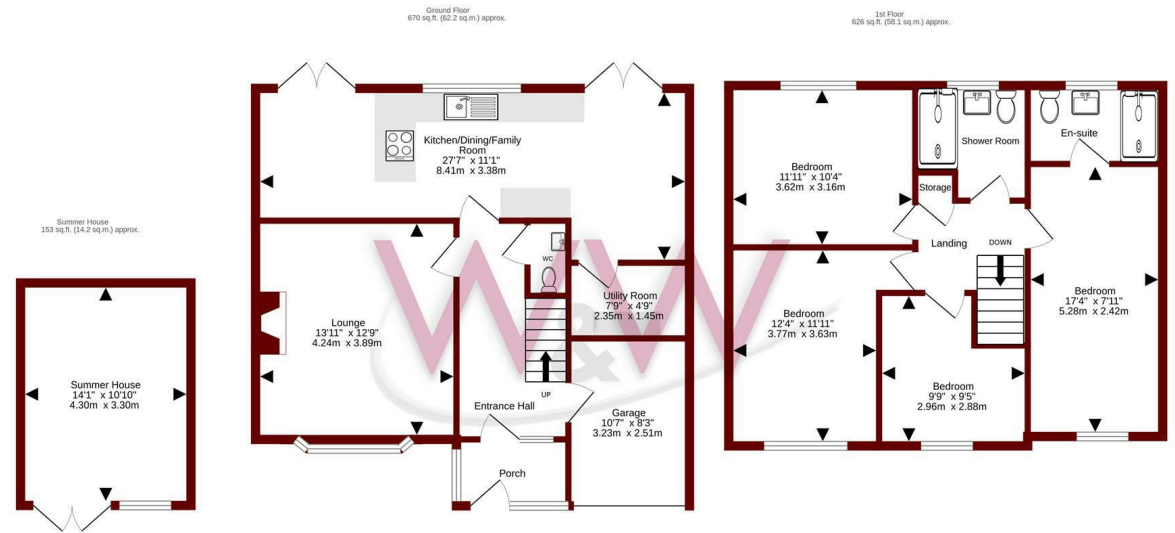
Driveway parking for multiple vehicles

The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating

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

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/>



TOTAL FLOOR AREA : 1449 sq.ft. (134.6 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 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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - D - £2500 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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