



49 Woodrush Crescent, Locks Heath, SO31 6UP

Offers In Excess Of £279,000



Woodrush Crescent |
Locks Heath | SO31 6UP
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W&W are delighted to offer for sale this well presented two double bedroom semi detached home. The property boasts two bedrooms, lounge/dining room, modern kitchen, conservatory & modern main bathroom. The property also benefits from a rear landscaped garden, garage & driveway parking.

Woodrush Crescent 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.





Well presented two double bedroom semi detached home

Entrance hall enjoying built in storage cupboard

27'7ft open plan lounge/dining room with window to the front & attractive wood flooring

Modern kitchen enjoying attractive wood cabinets, solid wood worktops, undercounter LED lighting, butler sink & integrated dishwasher with space for additional appliances

Conservatory with double doors opening out onto the rear garden

Main bedroom enjoying built in storage cupboard

Guest bedroom also benefitting from built in storage cupboard

Modern re-fitted main bathroom comprising three piece white suite, built in storage cupboard & feature power shower

Landscaped rear garden laid to lawn, mature shrubbery, paved patio & rear access

Garage & driveway parking

2017 Replacement front door & UPVC windows

ADDITIONAL INFORMATION

Property construction - Timber framed

Electricity supply - Mains

Water supply - Mains

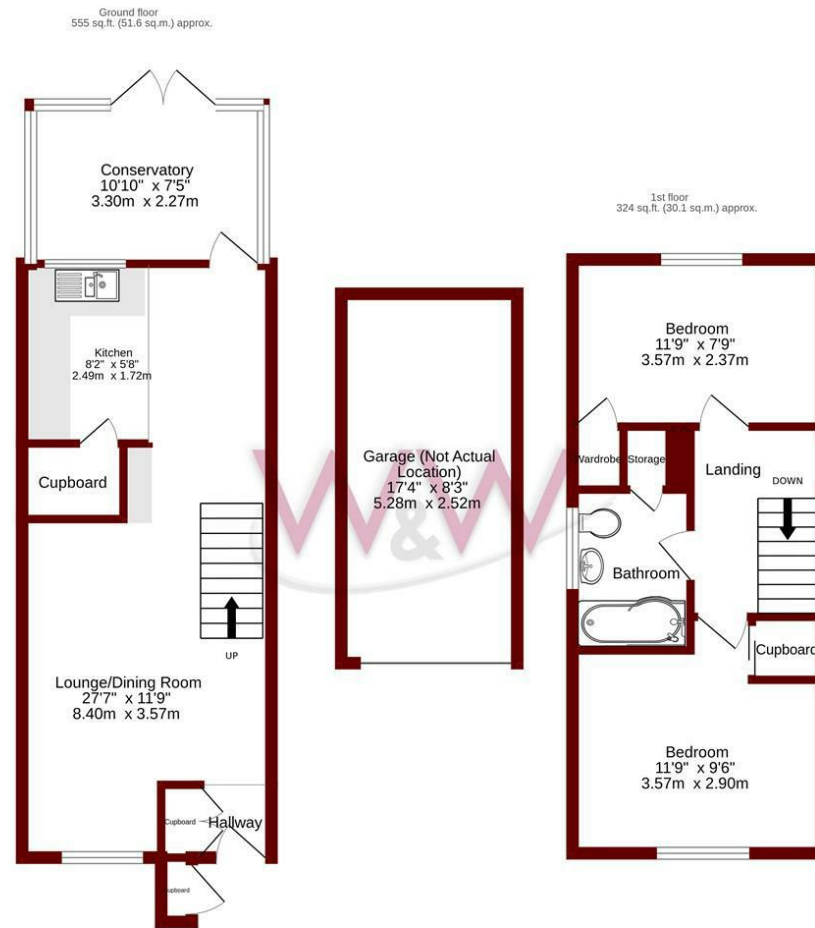
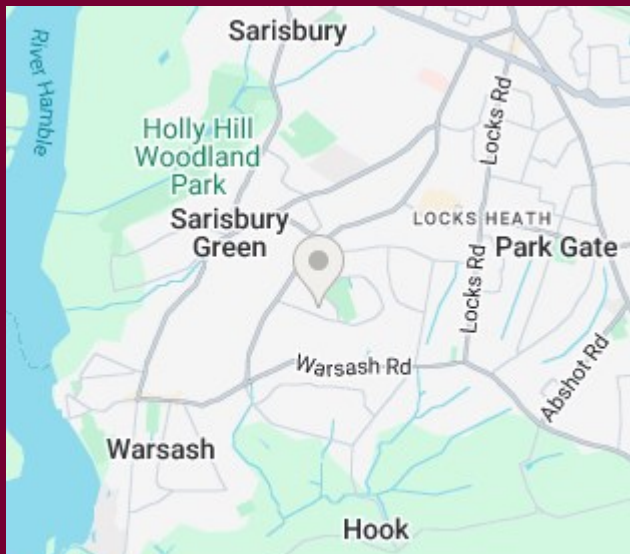
Sewerage - Mains

Heating - Warm air heating system

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

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: 879 sq.ft. (81.7 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) 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		69	80
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - B - £1683.54 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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