



19 Wheatlands, Titchfield Common, PO14 4SL

Asking Price £475,000



Wheatlands |

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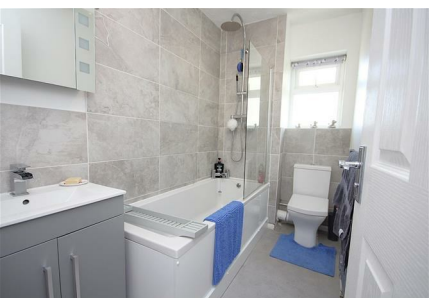
W&W are delighted to offer for sale this well presented four bedroom detached family home tucked away down a private driveway made up of only four houses. Internally, the property enjoys four bedrooms, lounge, kitchen/breakfast room, dining room, conservatory, downstairs cloakroom, main bathroom & en-suite shower room to the main bedroom. Outside, the property sits on an enviable plot providing landscaped rear & side gardens.

Wheatlands is a cul de sac situated off of Longacre's Road, giving excellent transport links to the A27 & M27. A variety of shops are just a 5 minute walk away, while the further amenities of Whiteley, Park Gate & Locks Heath are all less than 10 minutes away. There are also local parks and open green areas which are ideal for families and walkers alike.



ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Well presented four bedroom detached family home situated down a private driveway made up of only four houses

Enviably plot providing landscaped rear & side gardens

Spacious lounge enjoying stone surround fireplace with gas fire

Kitchen/breakfast room with built in oven, hob, dishwasher & breakfast bar

Dining room with patio doors opening into the conservatory

Conservatory with double doors opening out to the rear garden

Downstairs cloakroom

Main bedroom benefitting from built in wardrobes & en-suite shower room

Three additional bedrooms

Modern re-fitted main bathroom comprising three piece white suite & attractive wall tiling

Landscaped rear & side gardens laid to lawn, paved patio areas & display flowers/shrubbery

In our opinion we feel that the garden offers a good level of privacy

Garage & driveway parking

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating with replacement Vaillant boiler

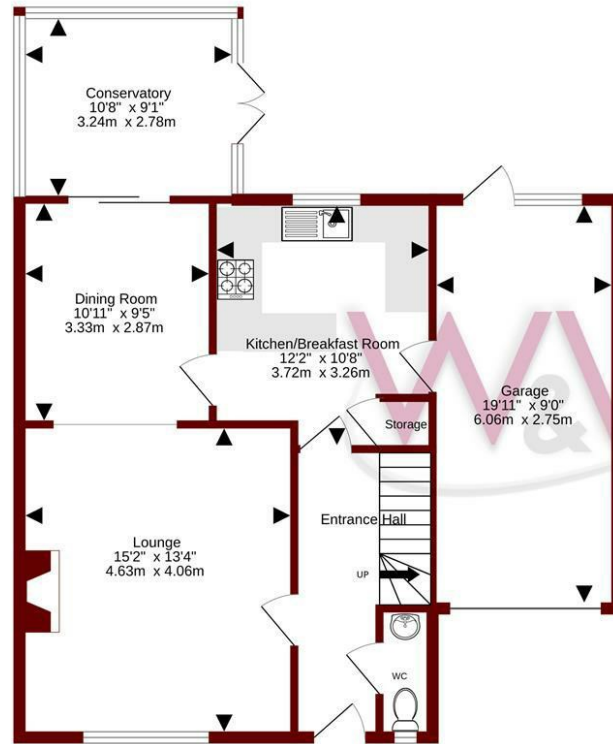
Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

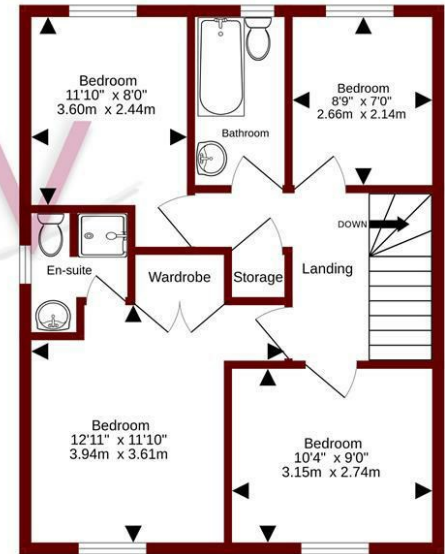
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
795 sq.ft. (73.9 sq.m.) approx.



1st Floor
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA: 1320 sq.ft. (122.6 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) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - E

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - C

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