



31 St. Pauls Road, Salisbury Green, SO31 7BB

Asking Price £550,000



St. Pauls Road |
Sarisbury Green | SO31 7BB
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W&W are pleased to offer for sale this four bedroom detached family home situated at the top of a quiet cul de sac. The property boasts four bedrooms, 25'6ft lounge, kitchen/dining room, utility room, downstairs shower room & main bathroom. The property sits on an enviable plot providing front, side & rear gardens as well as garage & driveway parking.

St. Pauls Road is a highly requested cul de sac in Sarisbury Green with local shops & eateries just a short walk away. Also within walking distance are Sarisbury Infant & Junior Schools. Holly Hill Leisure Centre & Woodland Park are just half a mile down the road providing some picturesque walks, a large playpark, swimming pool & gym. The A27, M27 & Swanwick train station are all within easy reach.





Four bedroom detached family home situated in a popular cul de sac location

No chain ahead

Sitting on an enviable plot providing front, side & rear gardens

Excellent potential for extension subject to the relevant planning permission

Triple aspect 25'6ft living room with centrepiece fireplace & bay window overlooking the rear garden

Kitchen/dining room with built in oven, hob and space for additional appliances

Utility room providing additional storage space & plumbing for further appliances

Ground floor shower room comprising three piece suite

Main bedroom benefitting from built in wardrobes & bay window

Three additional bedrooms with all benefitting from built in wardrobes & two enjoying their own sink

Main bathroom comprising three piece suite

Rear & side gardens laid to lawn, paved patio areas, mature shrubbery/flower beds & shed to remain

In our opinion we feel that the garden offers a great degree of privacy

Garage with power & lighting

Carport & driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

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

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
717 sq ft (66.4 sq m) approx.

1st Floor
632 sq ft (58.8 sq m) approx.

Garage
175 sq ft (16.3 sq m) approx.

Garage
18'9" x 9'4" 5.71m x 2.84m

Lounge 25'6" x 17'1" 7.78m x 5.21m

Entrance Hall

Kitchen/Dining Room 12'4" x 11'11" 3.76m x 3.62m

Utility Room 7'0" x 4'5" 2.13m x 1.35m

Shower Room

Porch

Bedroom 11'7" x 8'11" 3.52m x 2.72m

Bedroom 11'7" x 11'1" 3.52m x 3.38m

Bedroom 11'10" x 10'7" 3.60m x 3.23m

Bathroom

Storage

Wardrobe

Wardrobe

Wardrobe

Wardrobe

Landing

DOWN

TOTAL FLOOR AREA : 1524 sq.ft. (141.6 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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Council Tax Band - E - £2645 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	69
(81-91)	B	75
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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