



62 Northmore Road, Locks Heath, SO31 6LX

Asking Price £280,000



Northmore Road |  
Locks Heath | SO31 6LX  
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W&W are delighted to offer for sale this well presented three bedroom end of terrace home. The property enjoys three bedrooms, lounge, modern fitted kitchen/dining room, downstairs cloakroom & modern family bathroom. The property also benefits from a rear enclosed garden.

Northmore Road is ideally situated with excellent transport links easily accessible & local shops and amenities less than a 10 minute walk away. The property is also a stones throw away from Park Gate Primary School.





Well presented three bedroom end of terrace home

Welcoming entrance hall enjoying bespoke fitted understairs storage cupboards

Light, bright & airy throughout

Spacious lounge with window to the front

Modern fitted kitchen/dining room with integrated oven, hob, dishwasher & space for additional appliances

Downstairs cloakroom

Main bedroom enjoying built in wardrobes & feature air conditioning unit

Modern fitted family bathroom comprising three piece white suite, attractive wall tiling & mosaic style flooring

Westerly facing rear garden majority laid to lawn with decking, lawn area, shed to remain & rear access

Residential parking to the rear of the property

Ideal first time buy or investment opportunity

#### **ADDITIONAL INFORMATION**

Property construction - This property is a non standard construction, i.e. "Wimpey No Fines". Please notify your mortgage provider of this prior to making an application

Electricity supply - Mains

Water supply - Mains

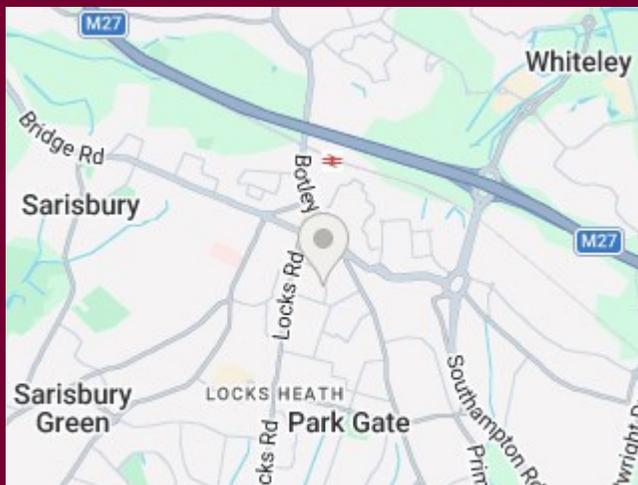
Sewerage - Mains

Heating - Gas central heating

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

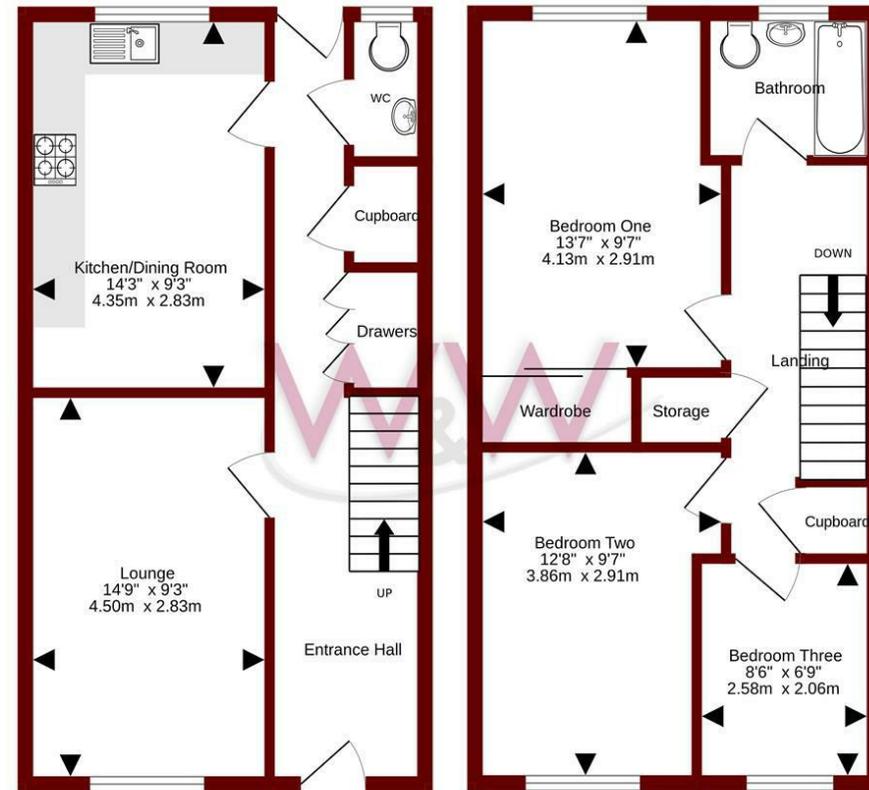
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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  
441 sq.ft. (41.0 sq.m.) approx.

1st floor  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 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	63	72
(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 - C

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - C

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