



38 Pimpernel Close, Locks Heath, SO31 6TN

Asking Price £260,000



Pimpernel Close |  
Locks Heath | SO31 6TN  
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W&W are pleased to offer for sale this well presented two double bedroom terraced home offered with no chain ahead. The property boasts two bedrooms, lounge/dining room, kitchen/breakfast room & main bathroom. The property also benefits from a landscaped rear garden, garage & driveway parking.

Pimpernel Close is a quiet cul de sac 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 terraced home

No chain ahead

Lounge/dining room with attractive wood effect laminate flooring flowing into the kitchen/breakfast room

Kitchen/breakfast room with range cooker to remain & space/plumbing for additional appliances

Main bedroom benefitting from built in wardrobes

Guest bedroom also benefitting from built in storage

Main bathroom comprising three piece white suite & built in storage cupboard

Landscaped rear garden majority laid to lawn with display flower/shrubbery, decked sun terrace & rear access

Garage & driveway parking

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply -Mains

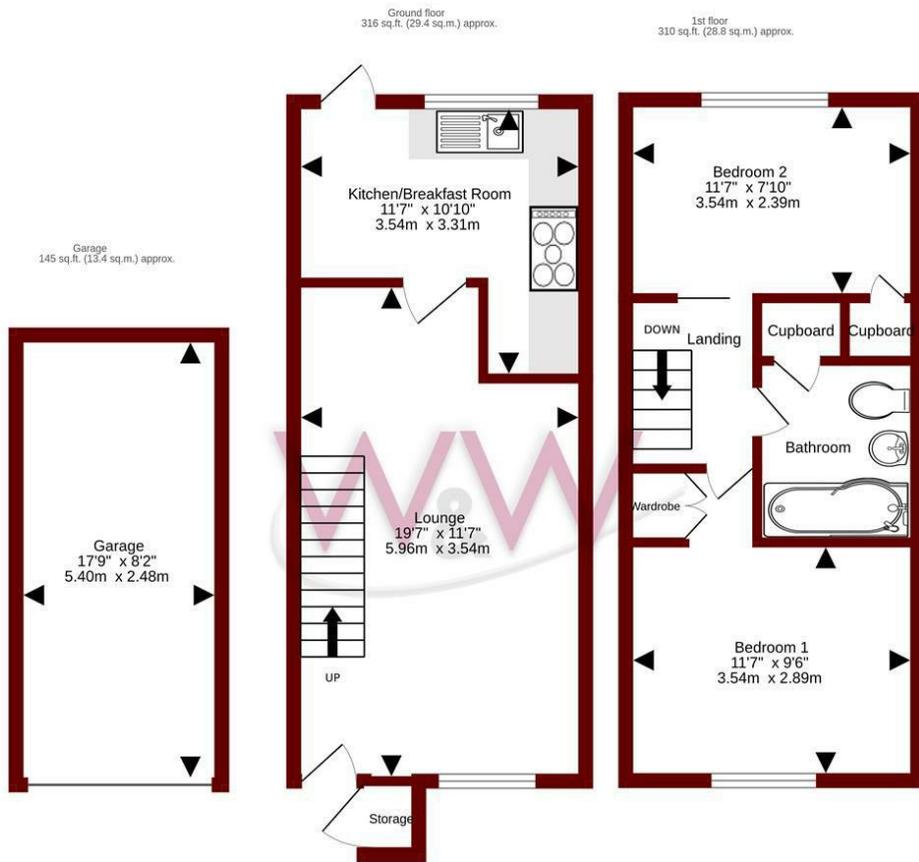
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

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  
316 sq.ft. (29.4 sq.m.) approx.

1st floor  
310 sq.ft. (28.8 sq.m.) approx.

Garage  
145 sq.ft. (13.4 sq.m.) approx.

TOTAL FLOOR AREA : 771 sq.ft. (71.6 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>			89
(69-80) <b>C</b>		74	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Council Tax Band - B

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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