

www.walkerwaterer.co.uk



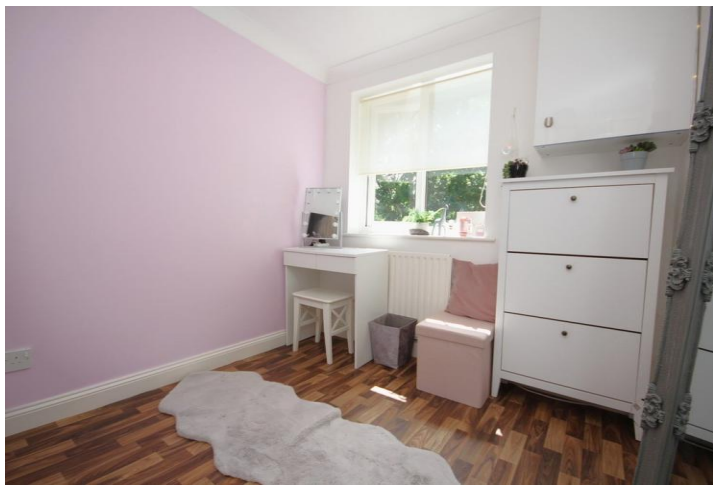
7 St. Tristan Close
Locks Heath SO31 6XR

Asking Price Of £750,000





WALKER & WATERER are delighted to offer for sale this beautifully presented and vastly improved four bedroom detached family home. The property benefits from four bedrooms, lounge, impressive open plan kitchen/dining/family room, and walk in larder, downstairs cloakroom, en-suite shower room to the main bedroom & family bathroom. The property also sits on an enviable corner plot providing rear, side, front gardens as well as a detached double garage with ample driveway parking.



Beautifully Presented & Vastly Improved Four Bedroom Detached Family Home

Enviably Corner Plot Providing Rear, Side & Front Gardens

Welcoming Entrance Hall With Two Built In Understairs Storage Cupboards

Extended In 2020 To Give An Excellent Open Plan Kitchen/Dining/Family Room

Luxury Vinyl Flooring Flowing Through The Entrance Hall, Kitchen/Dining Room, Study & Walk In Pantry

Spacious Lounge With Centrepiece Fireplace

Stunning Modern Open Plan Kitchen/Dining/Family Room Enjoying Composite Worktops, Central Island Unit & Walk In Pantry

Built In Appliances Include 2 'Neff' Hide & Slide Double Ovens, Smart Dishwasher, Two Built In Fridge/Freezer's, Five Ring Gas Hob, Wine Cooler, Bins & Instant Boiling Hot Water Tap

Central Island Unit With Matching Units/Worktops Enjoying Pop Up Power Supply With Wireless Charger

Aluminium Bi-Folding Doors Opening Out To The Rear Garden

Family Room Off Of The Kitchen With Aluminium Bi-Folding Doors Out To The Side Garden & Log Burner

Study With Window To The Front

Main Bedroom Benefitting From Built In Wardrobes & En-Suite

Modern En-Suite Shower Room Comprising Three Piece White Suite & Attractive Tiling

Three Additional Bedrooms With One Benefitting From Built In Wardrobes

Family Bathroom Comprising Three Piece White Suite

Rear Landscaped Garden Laid To Lawn With Display Flower/Shrubbery Beds, Raised Patio Area Perfect For Alfresco Dining & Raised Decked Sun Terrace

The Garden 'In Our Opinion' Offers A Great Degree Of Privacy With Mature Woodlands To The Rear

Detached Double Garage With Utility Area To The Rear & Dog Shower

Ample Driveway Parking

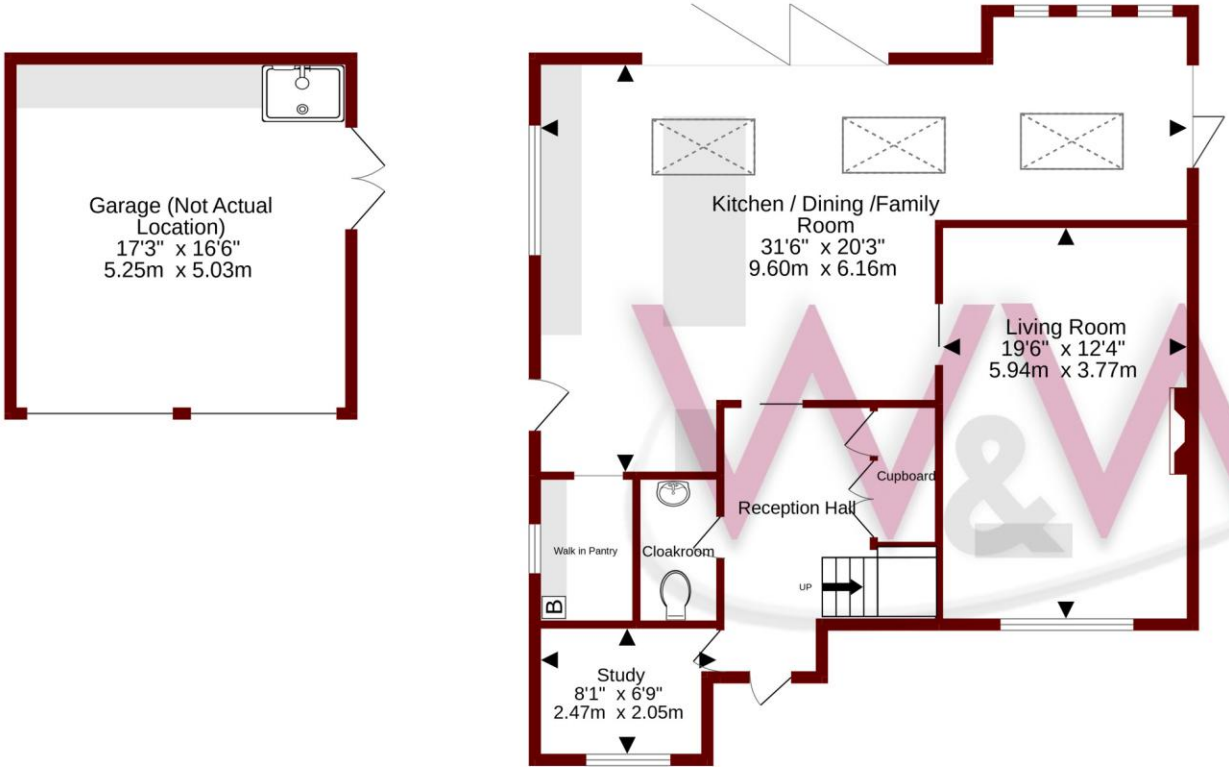
Freehold
Council Tax Band - **E**
EPC Rating - **TBC**

01489 577990

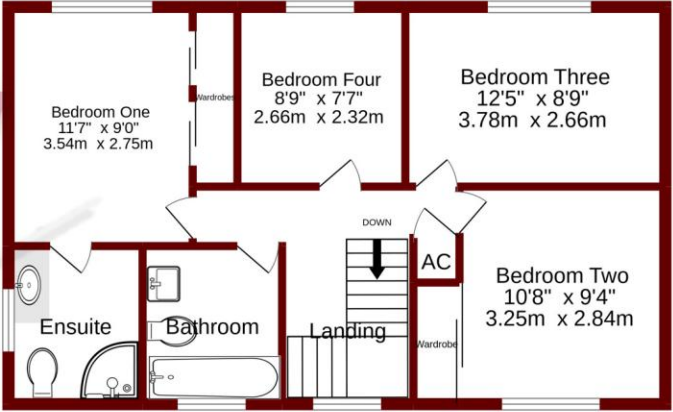
St. Tristan Close is a quiet cul de sac location in Locks Heath, the local park and tennis club is just around the corner and also provides a short-cut to the local shop. The local schools, Locks Heath & St Johns CofE, are both less than a mile away as is Locks Heath Centre with a variety of shops and amenities.



Ground floor
 1248 sq.ft. (115.9 sq.m.) approx.



1st floor
 614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1862 sq.ft. (173.0 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.

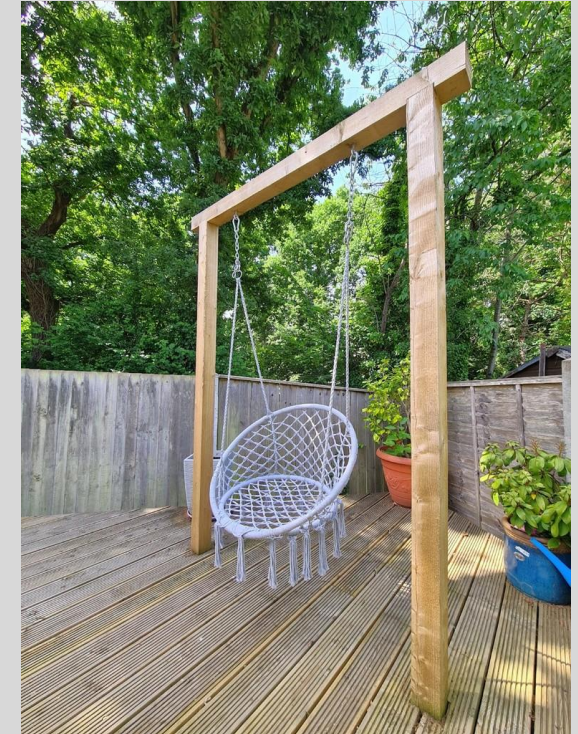
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E14 Whiteley Shopping Centre PO15 7PD



THE
GUILD
PROPERTY
PROFESSIONALS

Viewings strictly by appointment.

For any mortgage advice please call one of our offices. Your home may be repossessed if you do not keep up repayments on your mortgage.

Walker & Waterer believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract. Please note at the time of inspection we were unable to check if the services and appliances were in working order. Any intending buyer must satisfy themselves with the condition and working order of such items and services and is advised to take the advice of his/her solicitor/surveyor.

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