





Property Description

A two bedroom park home set within the prestigious location of the Meriden Hall Park Home Estate, situated within a fantastic plot to the front of the site backing on to mature trees and borders. The property is also within close proximity to local shops and amenities as well as easy access to major bus routes and countryside footpaths. Briefly comprising entrance hallway, dining area, lounge, kitchen, bathroom and two good size bedrooms. The property benefits from a low maintenance garden, a garden shed and the added benefit of a parking space in the communal car park. Viewing is highly recommended!

Approach

Approaching up pathway and brick built steps to entrance door leading through to;

Kitchen

10' 6" x 9' 2" Max (3.20m x 2.79m Max)

Fitted with base and wall mounted units with complementary work surfaces, stainless steel sink and drainer, storage cupboard housing water tank, space and plumbing for automatic washing machine, space for fridge freezer, gas oven and hob, window to the side.

Lounge

14' 7" x 10' 11" (4.45m x 3.33m)

Feature fireplace with gas fire fitted, bay window to front and sliding door to side patio area.

Bedroom One

9' 10" x 9' 2" (3.00m x 2.79m)

Fitted wardrobes providing hanging and shelving space, separate built in storage unit, window to side.

Bedroom Two

9' 5" x 6' 11" (2.87m x 2.11m)

Fitted with wardrobes providing hanging and shelving space, separate built in storage unit, window to rear.

Bathroom

Fitted with suite comprising of bath unit with electric shower over, low-level WC, pedestal wash hand basin and window to side.

Outside

Offering good outdoor space with shed to rear and raised patio to side.

Parking

Allocated parking space in communal car park.

Agents Note

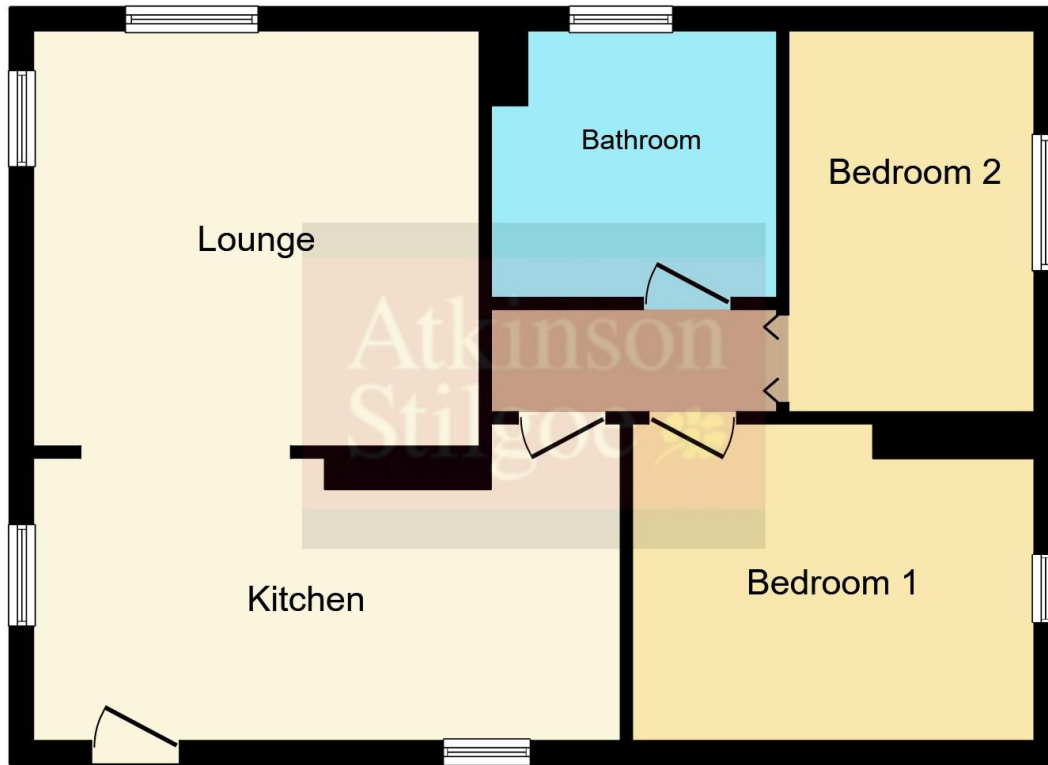
The property is suitable for over 50's only. There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

Agents Note

£228.14 PA ground rent is paid to Morrison Park Home Estates





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Atkinson Stilgoe on

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150 Station Road Balsall Common
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EPC Rating: Exempt
 Council Tax Band: A

view this property online atkinsonstilgoe.co.uk/Property/BAL106670

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: BAL106670 - 0003



Tenure:

