



Sandfield Park, Brownhills



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£174,995



Key Features

- Brand new park home
- Modern design and high spec
- Well established residential park
- Parking for two vehicles
- Over 45s and pet friendly
- Part exchange available and no stamp duty
- Ground rent £210pcm including water

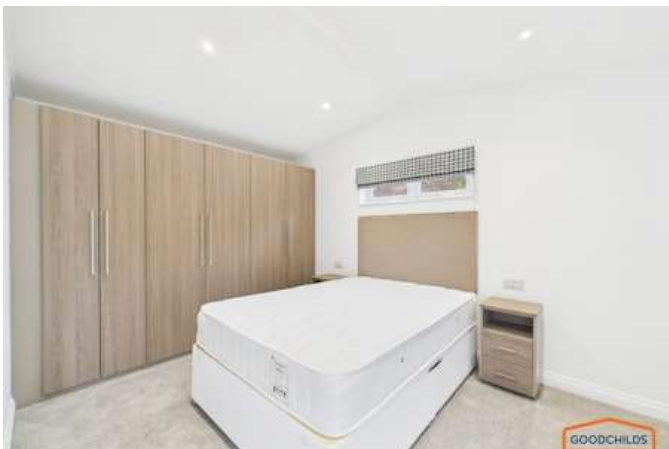




BRAND NEW BEAUTIFULLY PRESENTED PARK HOME.... OFF ROAD PARKING.... TWO BEDROOMS....

This delightful fully furnished park home is available for over 45's and within easy access of Brownhills High Street and excellent bus routes to local towns, the M6 Toll road and the A5 provide access to Lichfield, Cannock and the M6 network.

This brand new luxury park home has a lounge, kitchen and dining area with integrated appliances a double bedroom, a single bedroom and a shower room. The home is fully furnished and benefits from a double driveway and private garden area.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Successful buyers will be required to complete anti-money laundering checks. Thirdfort will carry out the initial checks on our behalf. The non-refundable cost is £39 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.



External

Having brick built steps and parking for two vehicles.

Lounge

Beautiful bright lounge with patio door.

Kitchen/Diner

Fully fitted modern kitchen with integrated oven, hob, extractor, fridge freezer and washing machine.

Bedroom one

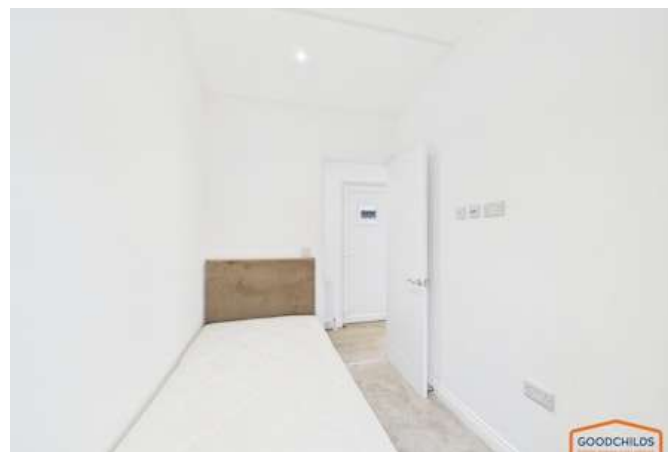
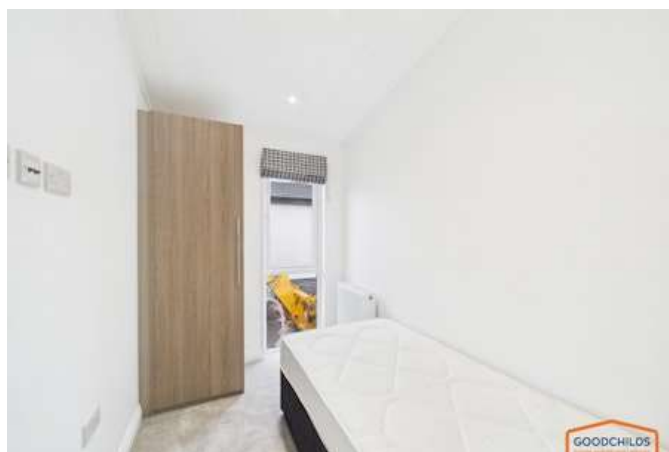
Double bedroom with built in wardrobes and matching bedside units.

Bedroom two

Single bedroom with wardrobe.

Shower room

Having large cubicle with rainfall shower, basin and w.c.







Ground floor - Building 3



Approximate total area⁽¹⁾
51 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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