



Lichfield Road, Brownhills



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£199,995



Key Features

- Brand new park home
- Modern design and high spec
- Well established residential park
- Main bathroom and ensuite shower room
- Private driveway 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 (40'x20') has an open plan kitchen and dining area with integrated appliances, a spacious living room and two double bedrooms with one having an en suite and a separate 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

Beautiful modern park home with decking having entrance door via both the kitchen area and lounge. There is a block paved driveway offering parking for two vehicles and a private garden area.

Lounge

Having two floor to ceiling windows and french doors allowing in plenty of natural light. The room is furnished as seen.

Kitchen/Diner

Modern kitchen having matching wall and base units with integrated oven, hob, extractor, fridge freezer, dishwasher and washing machine. Positioned in a large open plan space with dining table and chairs.

Bedroom one

Double bedroom with built in wardrobes and matching bed side tables. Benefitting from ensuite shower room.

Ensuite

Fully tiled shower room having large walk in cubicle with mains rainfall shower, basin and w.c.

Bedroom two

Double bedroom with double fitted wardrobe and matching bedside tables.

Shower room

Fully tiled shower room having large walk in cubicle with mains rainfall shower, basin and w.c.









Approximate total area^m
66.1 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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