



Sandfield Park, Brownhills



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£184995



Key Features

- Brand new park home
- Modern design and high spec
- Well established residential park
- Main bathroom and ensuite shower room
- Large open plan living space
- Private driveway for two vehicles
- 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 lounge, kitchen and dining area with integrated appliances and two double bedrooms with one having an en suite and a separate bathroom. 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 decking area and parking for two vehicles.

Open plan living area

Beautiful open plan living area having patio door and several windows allowing in plenty of natural light. There is a dining area with a fitted bench and dining table and the modern kitchen has a matching island and integrated oven, hob, extractor, fridge freezer, dishwasher and washing machine.

Bedroom one

Large double bedroom having small walk in wardrobe area and dressing table.

Ensuite

Having corner shower cubicle with mains shower, basin and w.c.

Bedroom two

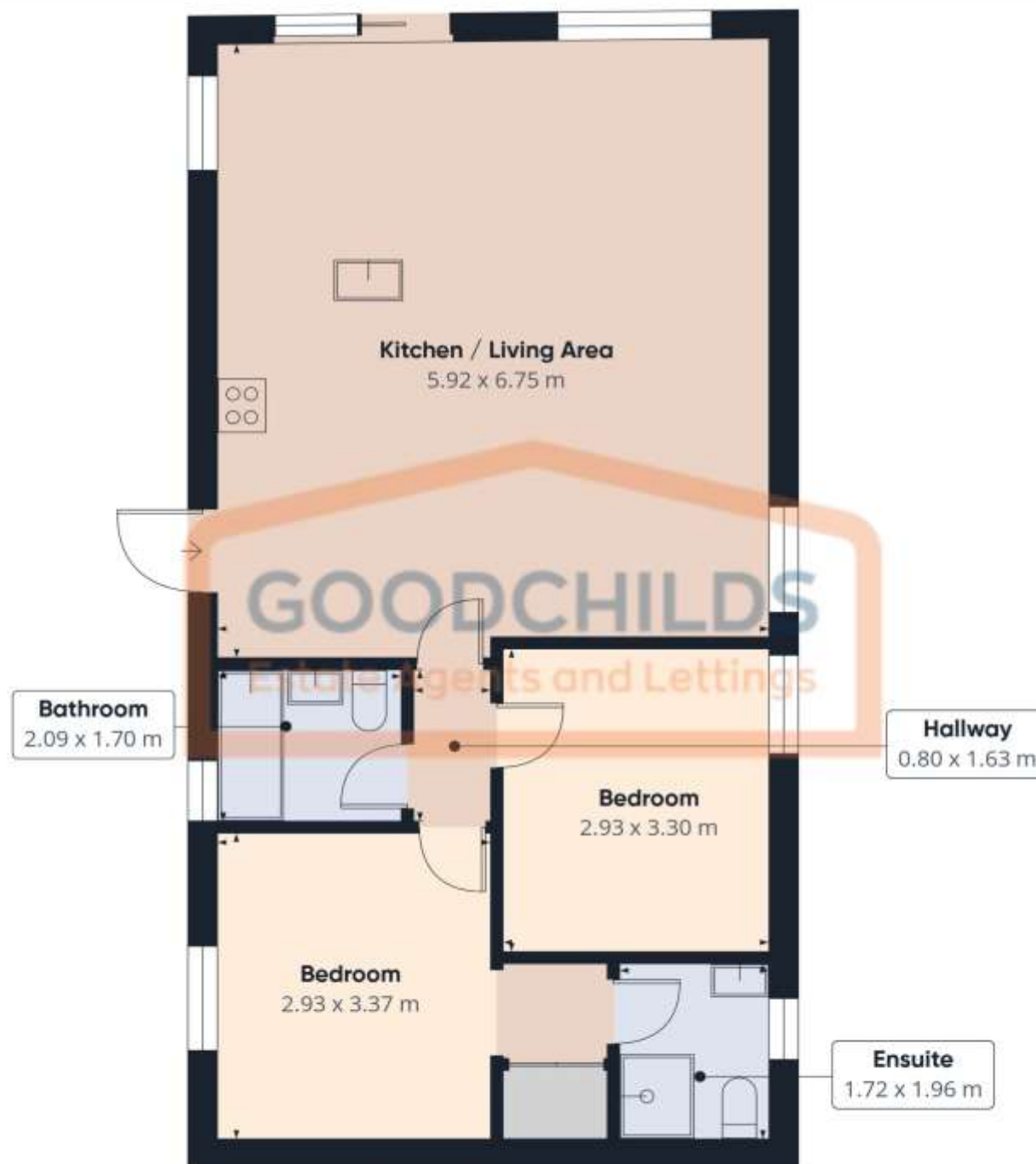
Large double bedroom with fitted wardrobe and dressing table.

Main bathroom

Fitted bath with mains shower over, basin and w.c.







Ground floor Building 2

Approximate total area⁽¹⁾
69.8 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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