



Sandfield Park, 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
- Ground rent £210pcm including water
- Part exchange available and no stamp duty





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 and separate utility area, a spacious living room and two double bedrooms with one having an en suite and walk in wardrobe 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.

Lounge

Large lounge accessed off the internal hallway having patio door and two feature bow windows.

Kitchen/Diner

Beautiful modern kitchen having matching wall and base units and integrated oven, hob, extractor, fridge freezer and dishwasher. There is a separate utility area with integrated washing machine and dryer and additional units.

Bedroom one

Large double bedroom with ensuite shower room and walk in wardrobe.

Ensuite

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

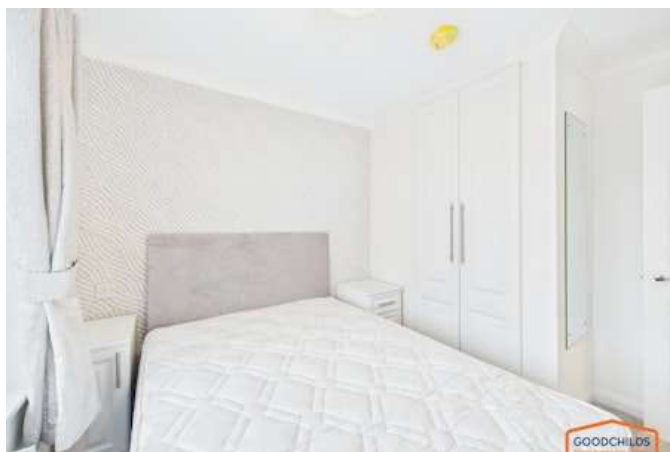
Bedroom two

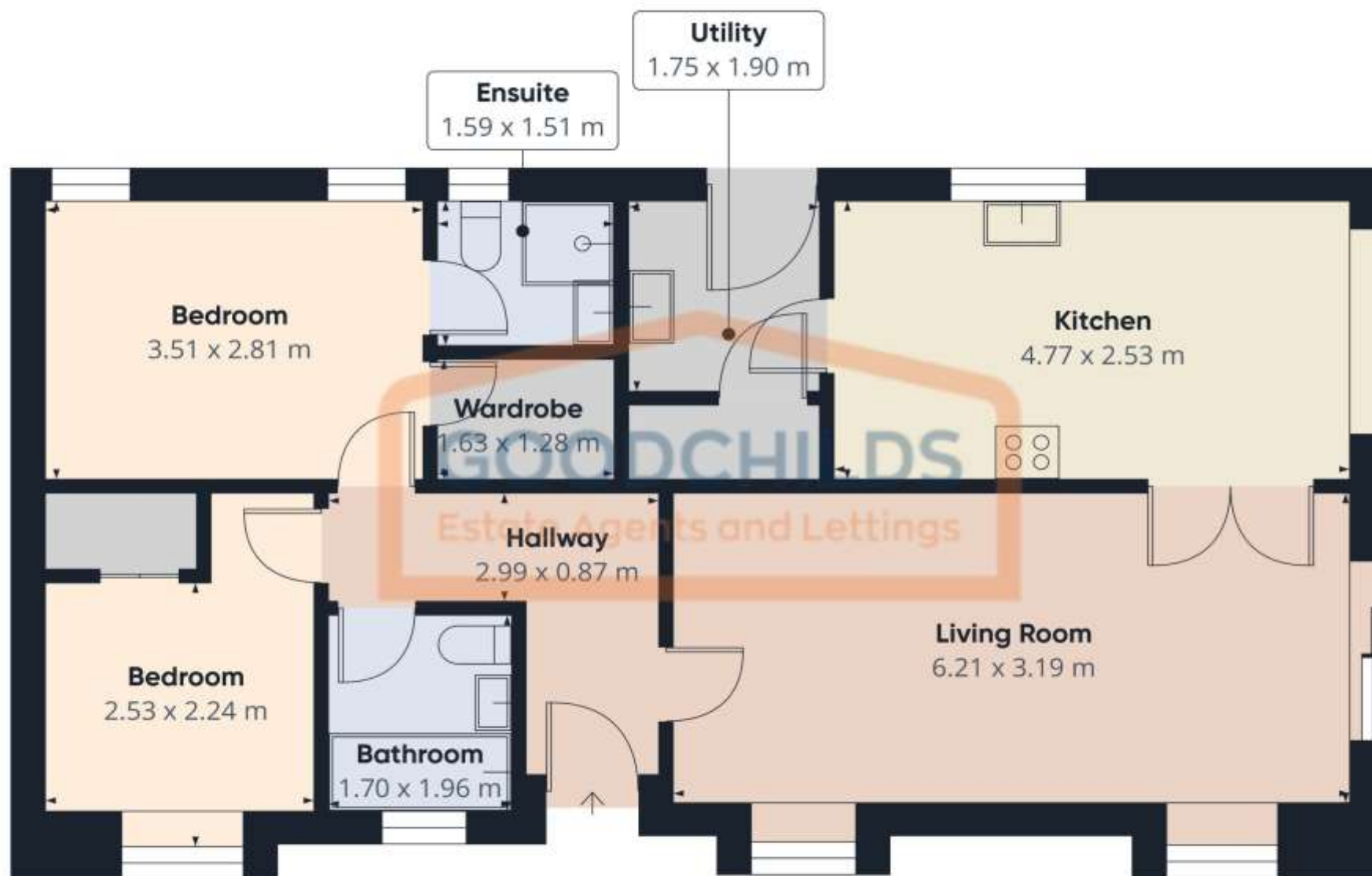
Double bedroom with built in wardrobes and matching bedside tables.

Bathroom

Having bath, vanity basin and w.c.







Approximate total area⁽¹⁾
68.1 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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