



£125,000

🔑 TENURE: Leasehold

📊 EPC RATING: N/A

🏠 COUNCIL TAX BAND: A

Featherstone Wolverhampton

Featherstone Park New Road Featherstone
Wolverhampton West Midlands



Put the kettle on, relax, unpack and get ready to start your new life in this outstanding and well presented modern detached park home with landscaped gardens which provides a tranquil environment.

There is one bedroom and a luxury bathroom room. The stunning open plan kitchen and living space are well appointed and spacious. Low maintenance wrap around gardens and patio seating area surround the property. Great for local shops and amenities. This exceptional opportunity is truly rare and purchasers must be over the age of 45 years – now don't forget to pack the kettle!

- Superb Modern Detached Park Home
- Pleasant Plot With Parking
- Contemporary Modern Kitchen
- Superb Luxury Bathroom
- One Bedroom & Spacious Living Room
- For The Over 45's Only

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk



Entrance Hall

Being accessed through a double glazed door and having luxury vinyl flooring. An open plan arch leads to the kitchen and living area.

Open Plan Kitchen / Living Area 17' 3" x 10' 8" (5.26m x 3.25m)

A smart, contemporary open plan living space having a range of base and eye level units and fitted work surfaces with an inset sink unit with a chrome mixer tap and matching upstand splashbacks. Spaces for cooker, washing machine and fridge/freezer, radiator, vinyl flooring, vaulted ceiling, double glazed windows to the side and rear elevation and a double glazed window to the front elevation.

Bedroom 8' 10" x 8' 2" (2.69m x 2.49m)

Having fitted wardrobes with sliding mirror doors, vaulted ceiling, radiator and double glazed window to the front elevation.



You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk

Bathroom 6' 5" x 4' 10" (1.96m x 1.48m)

A luxurious bathroom having a suite comprising of a white suite including a panelled bath with chrome fittings, shower over and glazed screen, vanity style wash hand basin and low level WC. Vaulted ceiling, vinyl flooring and double glazed window to the rear elevation.

Outside - Front

Having a paved patio seating area and pathway with a variety of plants and shrubs. The property benefits from two designated parking spaces.

Outside - Rear

The landscaped rear gardens wrap around the property with Astor turf gardens providing a low maintenance area.

Service & Ground Rent

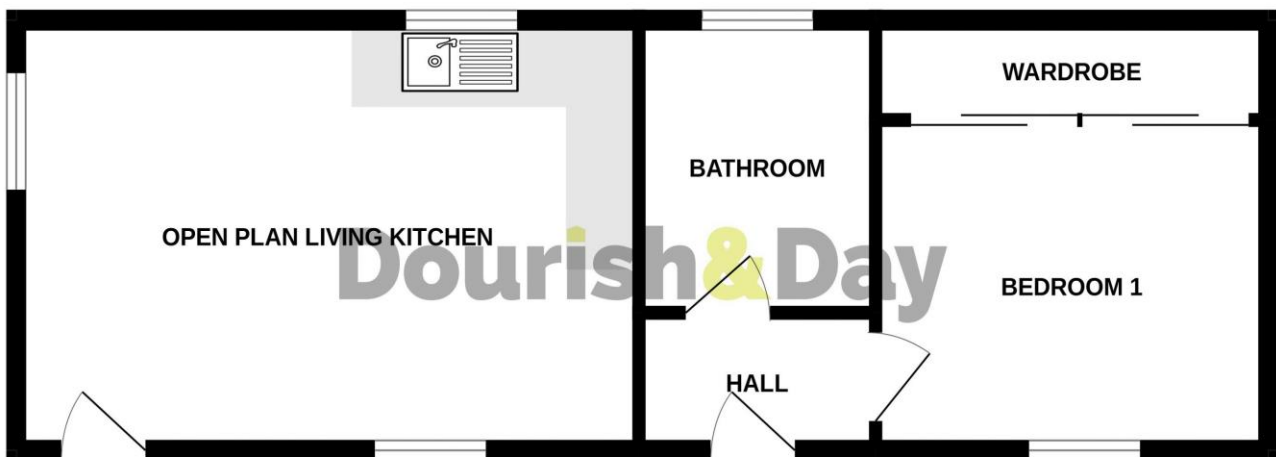
Monthly ground rent and service charge currently £193.17.

ID Checks

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

PROPERTY EXEMPT FROM AN EPC



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk