# Dourish&Day



# Albrighton Wolverhampton

Station Road Caravan Park Albrighton Wolverhampton Shropshire

Located in the heart of Albrighton village sent within walking distance of shops and train station with great commuting links via the A41 and M54 motorway.

This detached park home presents an ideal opportunity for single person living with one single size bedroom, open plan living room to kitchen, a shower room and wrap around gardens. In addition there is a single designated parking space. This opportunity comes with vacant possession and no upward chain.









- Ideal Single Person Living
- One Single Bedroom & Shower Room
- Living Room & Open Plan Kitchen
- Wrap Around Gardens & Designated Parking
- Central Of Village With Amenities

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

01785 715555

# Dourish&Day



### **Living Room** 10' 11" x 9' 3" (3.32m x 2.82m)

With a UPVC entrance door to side steps, wooden flooring, double glazed window to the front elevation, two double glazed windows to the side elevation and open plan archway to the:

### **Kitchen** 11' 2" max, 5' 4" min x 9' 3" (3.40m max, 1.65m min x 2.81m)

With fitted base units, work surfaces with sink unit having chrome mixer tap, part tiled walls, space for a fridge, space for a washing machine, wooden flooring, three double glazed windows to the side elevations, skylight to rear and internal wooden doors to:

## **Bedroom One** 9' 3" x 5' 7" (2.82m x 1.69m)

A single bedroom with wooden flooring, double glazed window to the side elevation.

#### **Shower Room** 7' 1" x 4' 0" (2.16m x 1.21m)

With a tiled walk in shower area with electric shower over, onyx wash hand basin with cupboard beneath and chrome mixer tap, low level flush WC, chrome towel radiator, extractor fan and double glazed window to the side elevation.





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

01785 715555

# **Dourish&Day**

#### Outside

There is a separate single designated parking space, wrap around gardens, space for two storage sheds, timber access gate and enclosed by panelled fencing.

### **Agents Note**

The park home is Leasehold with a ground rent/service charge of Approx £1500 per annum.

### **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.



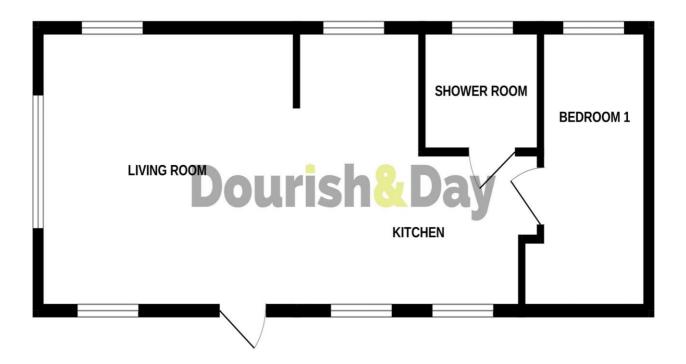








### **GROUND FLOOR**



### PROPERTY EXEMPT FROM AN EPC

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 guarante as to their operability or efficiency can be given.

Made with Metropix @2024







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

01785 715555