

FOR SALE

Willerby Mapleton, Seven Oaks Holiday Home Park, Crew Green, Shrewsbury, SY5 9BU

Halls 1845



FOR SALE

Price £169,995

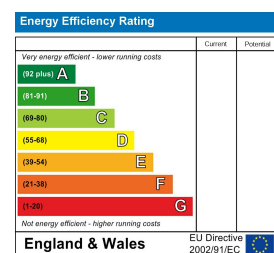
Willerby Mapleton, Seven Oaks Holiday Home Park, Crew Green, Shrewsbury, SY5 9BU

The Willerby Mapleton is a most appealing and beautifully appointed lodge, offering particularly spacious accommodation with parking and feature decked sun terrace, having stunning views over the River Severn and towards the Welsh Hills, on this 5 Star rated holiday park.

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

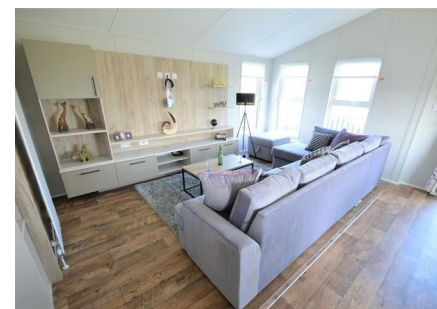
who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

Shrewsbury Sales  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



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MILEAGES: Shrewsbury 10.2 miles and Welshpool 12 miles. ALL MILEAGES ARE APPROXIMATE.



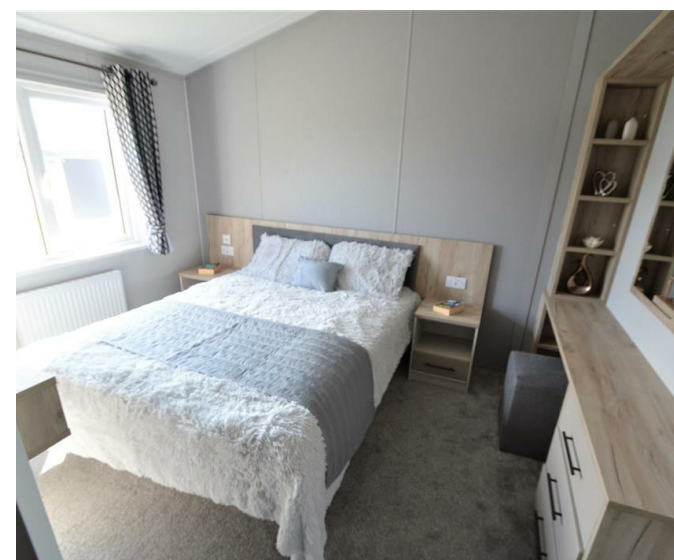
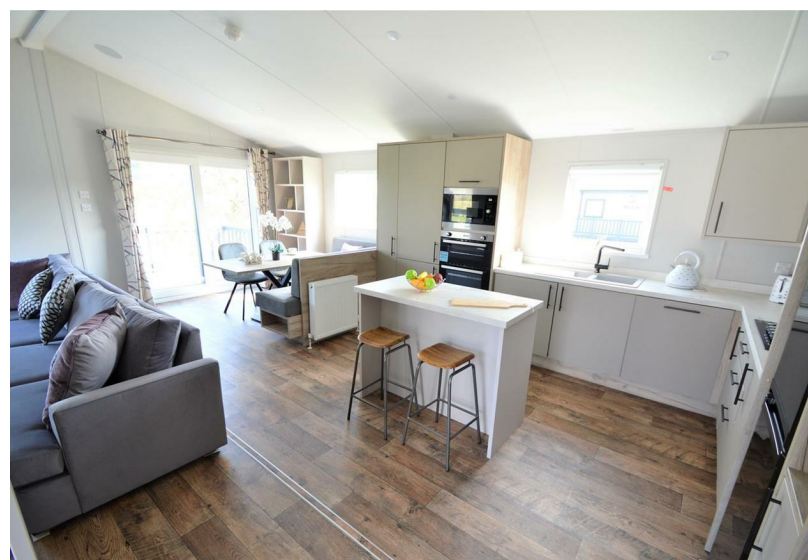
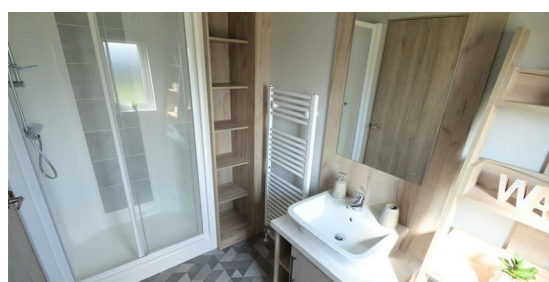
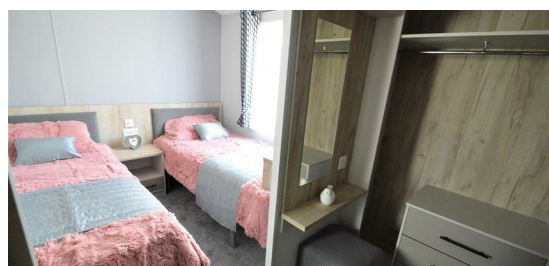
1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- Beautifully appointed Willerby Mapleton lodge
- Spacious accommodation
- Decked sun terrace
- Private parking area
- Stunning views
- 5 Star rated holiday park

**SITUATION**

Covering approximately 40 acres, Seven Oaks is an immaculately maintained and thoughtfully designed 5-star rated holiday park, positioned in a beautiful rural location offering panoramic views over the surrounding hills, the free flowing River Severn and out towards the Welsh mountains. The location of the park enables all residents to enjoy everything that Shropshire and the Welsh Marshes has to offer, whilst also being conveniently positioned for those wishing to travel to the coast. Seven Oaks Holiday Park has a number of features including: Crown Green Bowling, Pitch & Putt, Fishing (river and lakes), Gymnasium, Launderette, Dog Exercise Paddock, Book/Video Library, Piped gas and water and free Wifi.

**DESCRIPTION**

Condition: New  
 Year of manufacture: 2023  
 Make: Willerby  
 Model: Mapleton  
 Colour: Mystic Grey  
 Type: Luxury Lodge  
 2 Bedrooms  
 Dimensions 40' x 20'

**ACCOMMODATION**

**KITCHEN AREA**

Providing an extensive and attractively appointed range of units comprising cupboards and drawers with generous work surface area over. Numerous integrated appliances including a cooker and hob, microwave, dishwasher, fridge freezer and washing machine. Breakfast bar eating area.

**LIVING/DINING AREA**

With contemporary fitted units, sliding patio doors leading out onto a raised decked sun terrace providing fantastic views over the free flowing River Severn and the Welsh mountains beyond.

**BEDROOM 1**

With a range of fitted bedroom furniture and walk in wardrobe. Door to:

**EN-SUITE SHOWER ROOM**

With suite comprising low level WC, wash hand basin and shower cubicle.

**BEDROOM 2**

With twin fitted beds and further range of extensive fitted furniture.

**SHOWER ROOM**

Providing an attractive white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under. Shower cubicle.

**OUTSIDE**

The lodge has the benefit of a generous private parking area.

**THE TERRACE**

The Willerby Mapleton has the advantage of a large sun terrace enjoying stunning open views of the surroundings.

**GENERAL REMARKS**

**SERVICES**

Mains water, electricity, gas and drainage are understood to be connected. Combi boiler. None of these services have been tested.

**TENURE.**

Leasehold. The lease is for 25 years from the date of purchase and the service charge is £4616 per annum.

**VIEWINGS.**

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