



, Alcester, B49 6DG

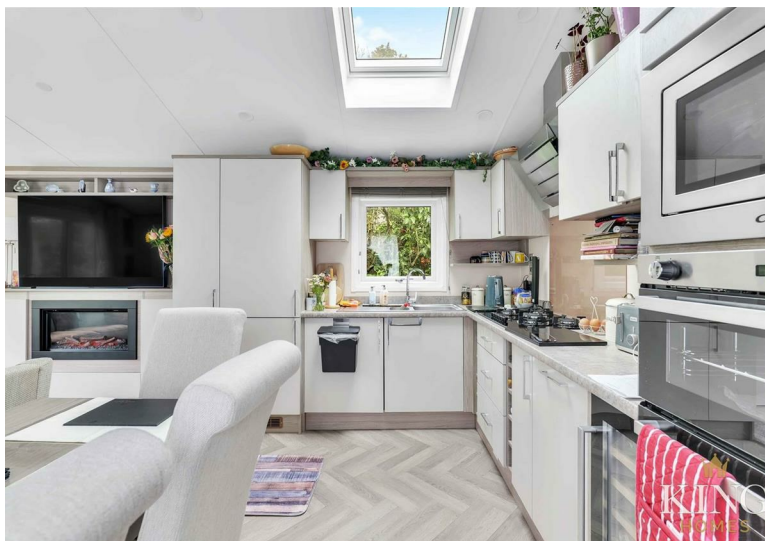
Offers in excess of £140,000


KING

KING
HOMES

Expansive and contemporary holiday park residence situated in the sought-after location of Wixford Grange. This secure community is nestled in a private setting near Alcester and Bidford on Avon. The property includes a spacious open-plan living space with a fully equipped kitchen/dining area with fridge and separate wine cooler, and a cozy lounge. It boasts a generous master bedroom with an ensuite, an additional bedroom, and a shower room. Outside, there is a paved patio area ideal for alfresco dining. This property is being sold with NO CHAIN and fully furnished.

Regal Artisan Lodge single unit with late 2022 issued fabrication Bought new in Nov 2023 with view of current owners transition to move abroad



Smoking free environment

Ground rent is currently £2,950 which is paid until March 2025 (This may change)

Safety checks all completed in September 2023 for 12 months.

The Lodge is being sold complete with all its contents including furnishings, gas hob and oven separate grill and microwave units, washing machine and dishwasher with current guaranty certificates .

The lodge is a 10 month holiday home managed by Avon Estates and has parking for 2 vehicles.

Mains gas supply is present metered as well as electricity

Other attractive fixtures include Wi-Fi , USB points in bedrooms and lounge, Bluetooth speakers , large flame effect electric fire with remote control as well as boiler heating NEST control that allows to heating monitoring both on phone app or manually on fixture fitted in hallway.

Location: Wixford, a picturesque riverside village, is nestled in the breathtaking Warwickshire countryside. Situated just 1.5 miles from the abundant amenities of Alcester, a bustling market town, and a mere 15-minute drive from the renowned Stratford-upon-Avon, Wixford boasts two charming village pubs and is also a gateway to the beloved Heart of England Way.

Hall

Lounge / Kitchen / Dining Room

19'9" x 13'4" (6.03m x 4.07m)

Bedroom One

11'5" x 9'4" (3.48m x 2.85m)

En-Suite

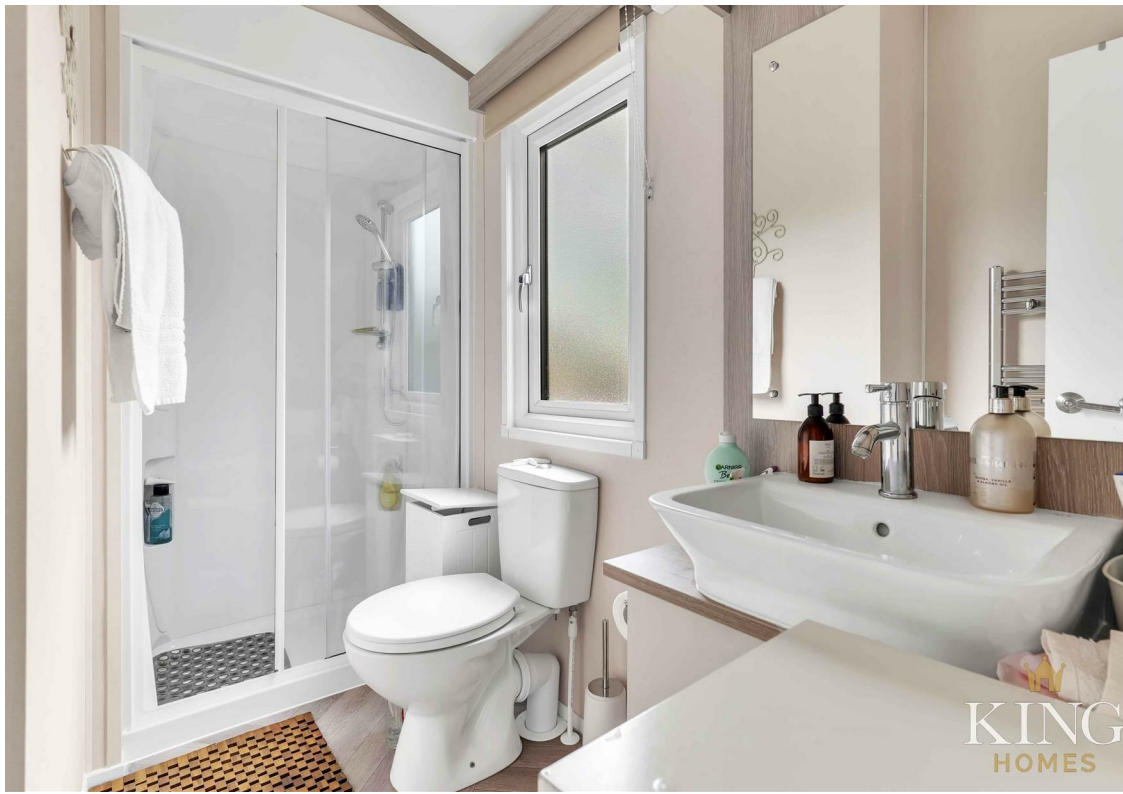
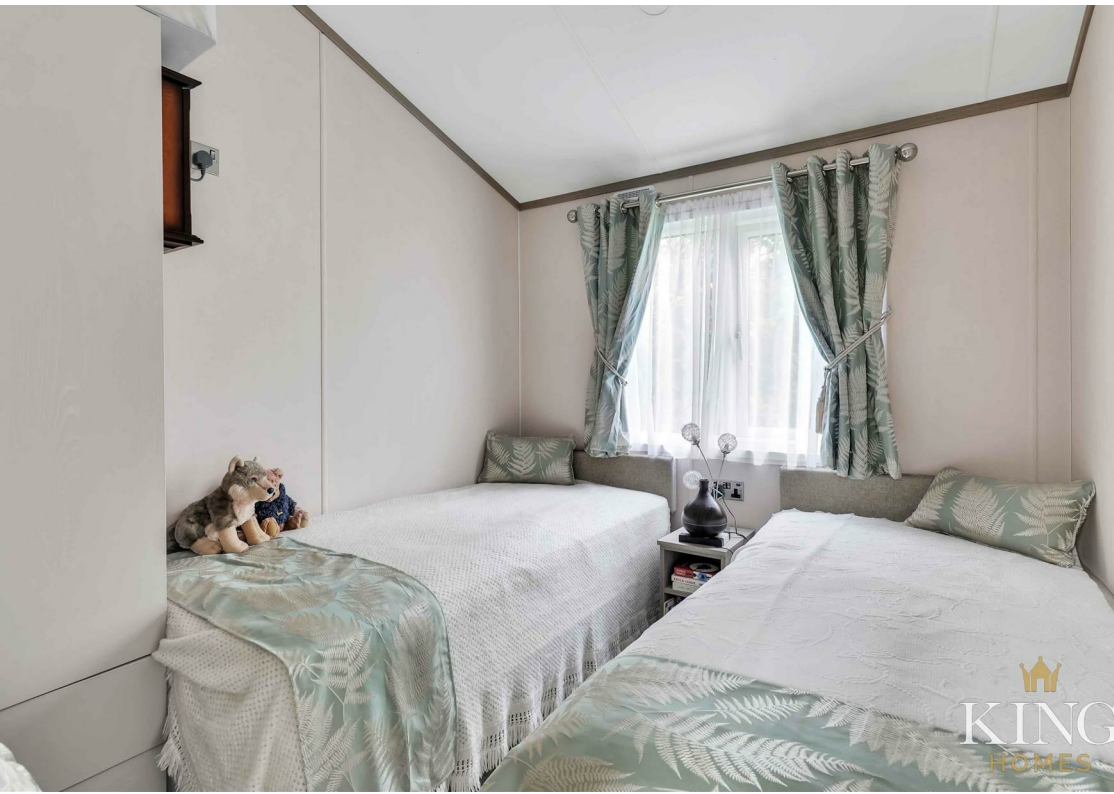
3'5" x 8'5" (1.05m x 2.58m)

Bedroom Two

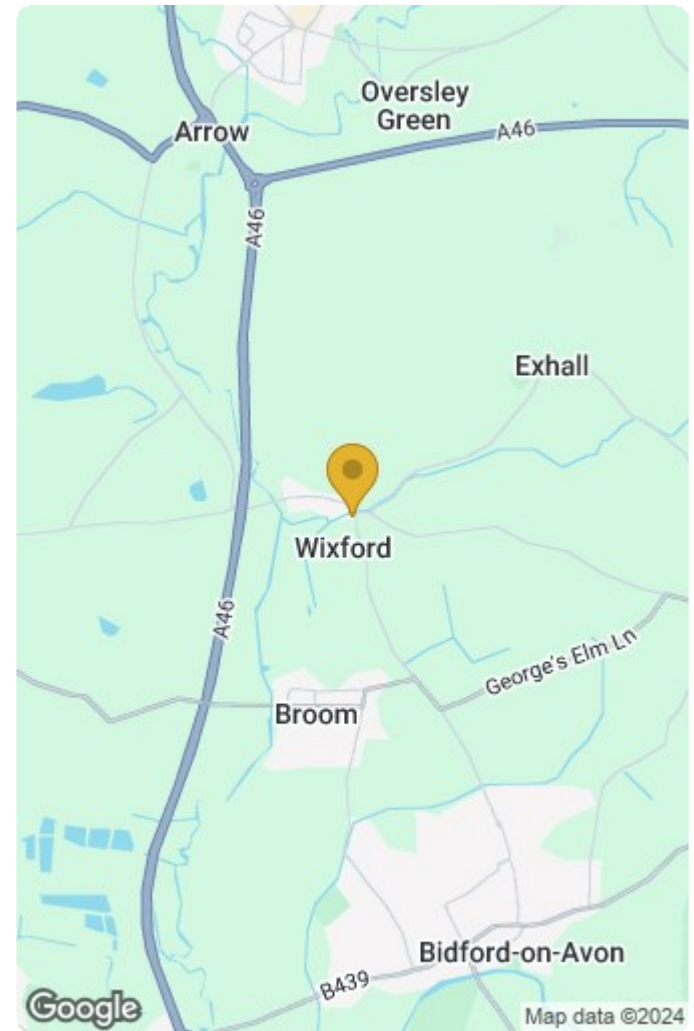
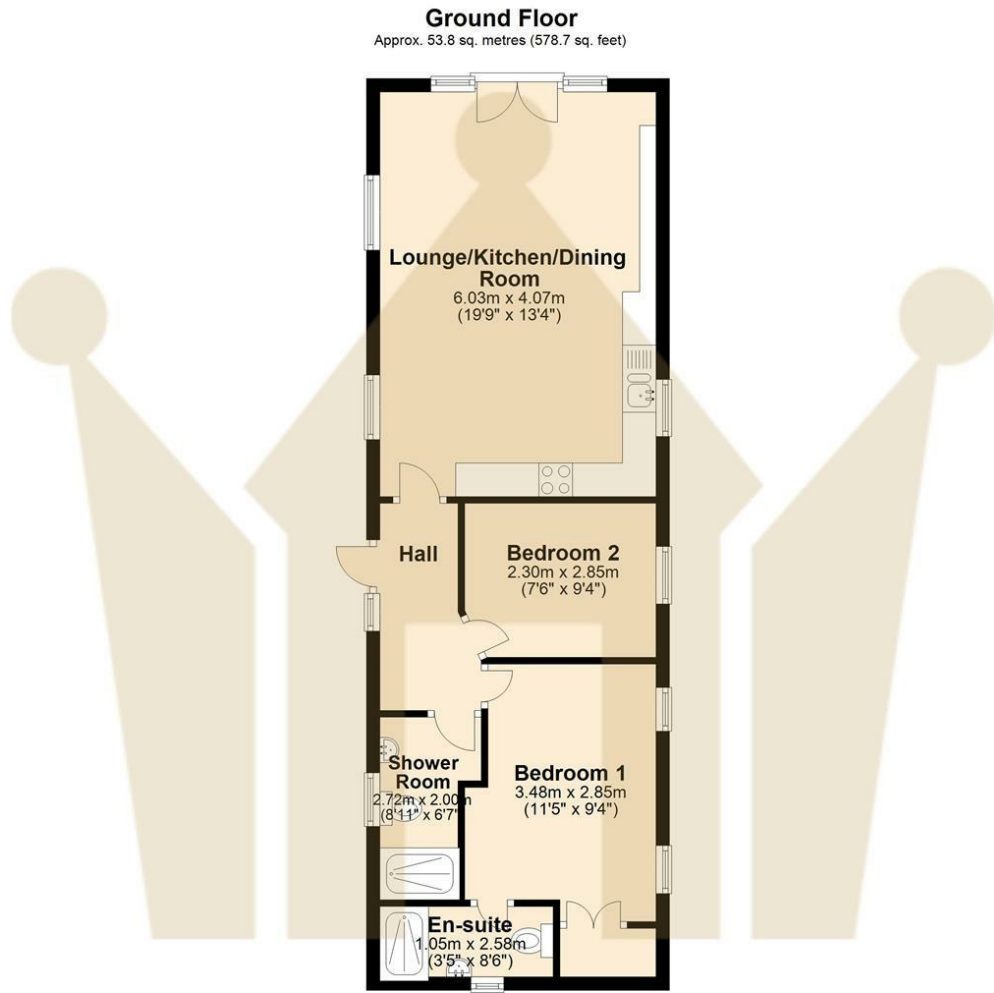
7'6" x 9'4" (2.30m x 2.85m)

Shower Room

8'11" x 6'6" (2.72m x 2.00m)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		