



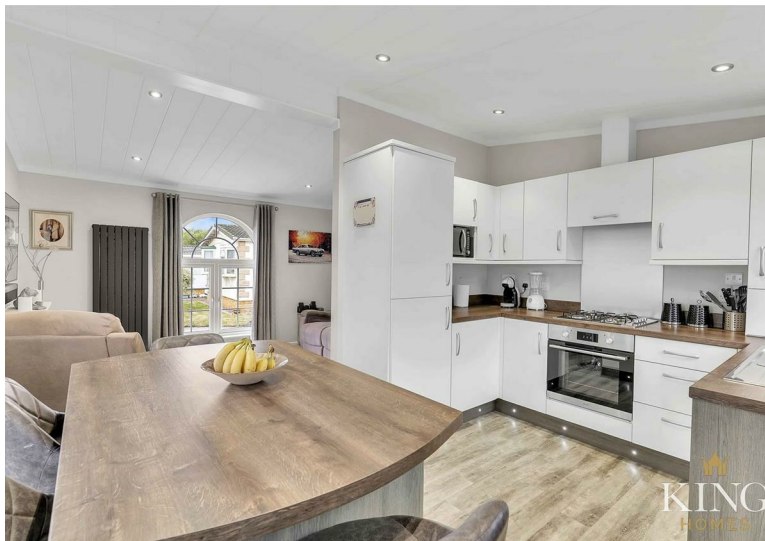
Dodwell Park, Stratford-Upon-Avon, CV37 9SS

Offers in excess of £170,000


KING

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HOMES

This elegantly presented park home is situated within the sought-after Dodwell Park development. The property boasts a block-paved driveway that accommodates parking for one vehicle, with steps leading up to the front entrance. Upon entering, one is greeted by a hallway that includes storage cupboards. The lounge area is enhanced by a large arched window at the front and glass panels that connect to the hallway, allowing natural light to fill the space. The lounge seamlessly transitions into a fitted kitchen and dining area, which features a door leading to the utility room, providing access to the garden. Additionally, the home comprises two bedrooms and a shower room. Externally, there is a low-maintenance rear garden equipped with astro turf, a shed, a water tap, and convenient access to the front and driveway.



Entrance Hallway

Lounge/ Kitchen diner 18'6 x 13'1 (5.64m x 3.99m)

Utility 5'6 x 7'2 (1.68m x 2.18m)

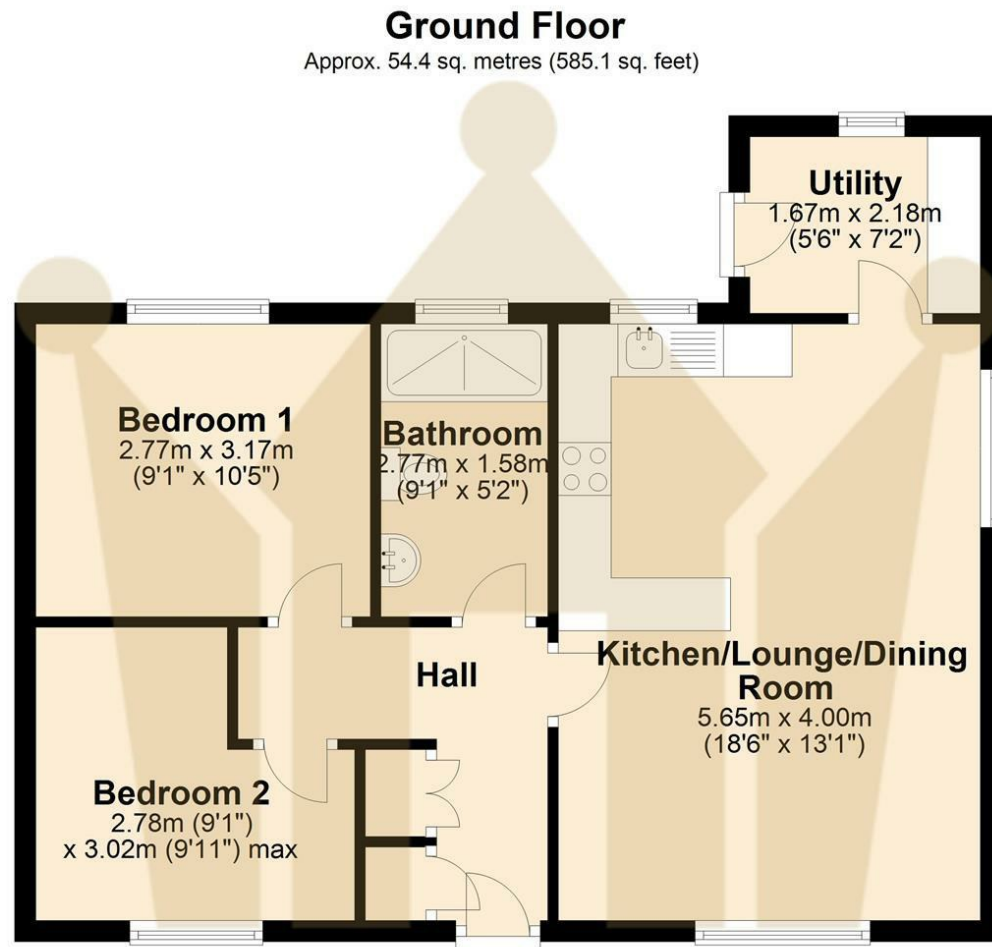
Bedroom One 9'1 x 10'5 (2.77m x 3.18m)

Bedroom Two 9'1 x 9'11 (2.77m x 3.02m)

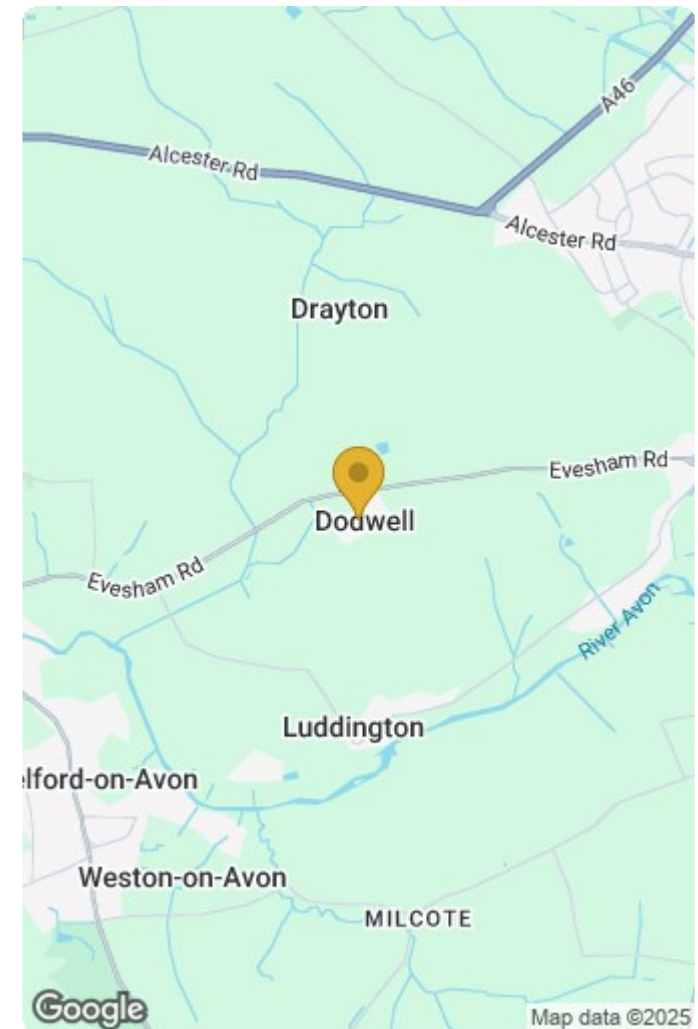
Bathroom 9'1 x 5'2 (2.77m x 1.57m)







Total area: approx. 54.4 sq. metres (585.1 sq. feet)



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	