



Wixford Grange, Wixford, B49 6DG

£150,000


KING
HOMES

Modern two-bedroom park home in the exclusive Wixford Grange Holiday Park. Spacious open-plan living, en-suite master bedroom, private patio, and parking for two. Offered with NO ONWARD CHAIN.



Modern Single-Storey Park Home at Wixford Grange
Holiday Park

Nestled within the exclusive and secure Wixford Grange Holiday Park, this beautifully presented single-level residence offers contemporary living in a peaceful countryside setting near Alcester and Bidford-on-Avon.

The property features a bright and spacious open-plan lounge/dining room with French doors opening to the outside, creating a seamless flow between indoor and outdoor living. A well-appointed kitchen with integrated appliances makes cooking and entertaining effortless.

Accommodation includes a generous master bedroom with fitted storage and a private en-suite shower room, alongside a comfortable second bedroom and a modern family bathroom.

Further benefits include mains gas central heating, double glazing, Wi-Fi connectivity, and allocated parking for two vehicles.

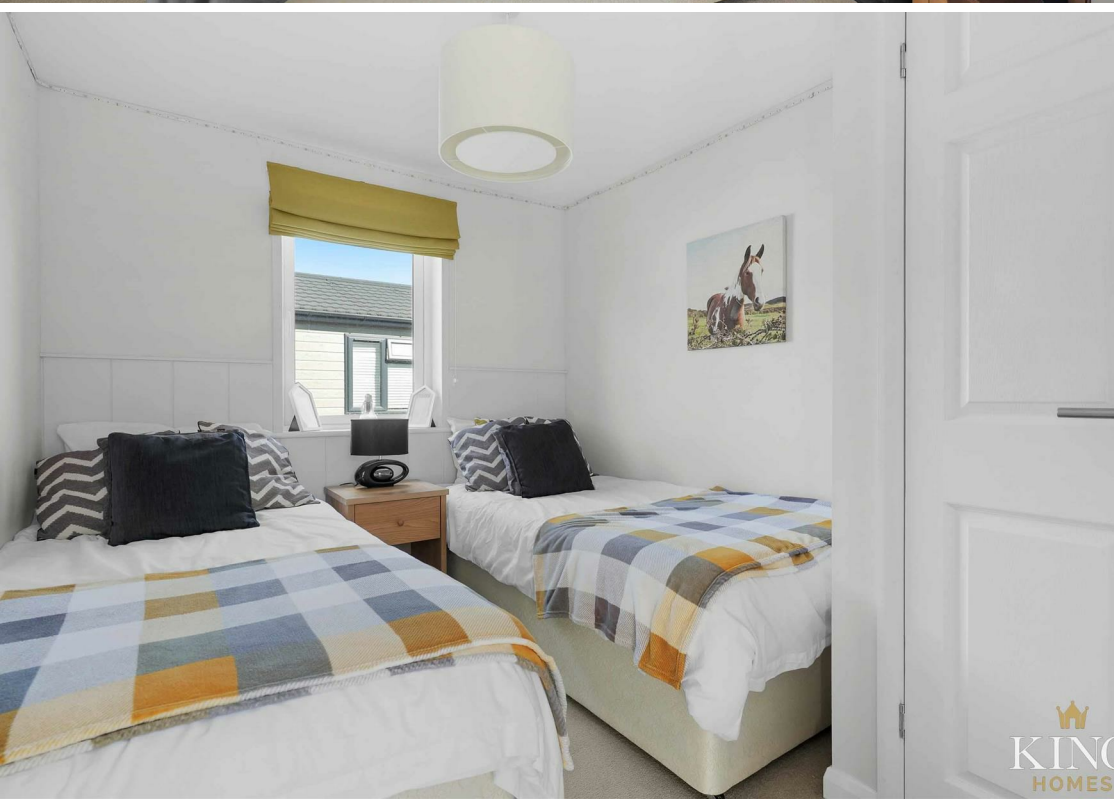
Outside, a low-maintenance patio area provides the perfect spot for alfresco dining or simply enjoying the tranquil park surroundings.

This home is offered chain-free, and ready to move straight into.

Location:
Wixford is a charming riverside village in the Warwickshire countryside, just 1.5 miles from Alcester's wide range of amenities and within easy reach of Stratford-upon-Avon. With two welcoming village pubs and access to scenic walking routes including the Heart of England Way, this is the ideal retreat for those seeking both convenience and tranquillity.

Hall	
Lounge/Dining Room	16'9" x 18'9" (5.13m x 5.74m)
Kitchen	6'3" x 9'1" (1.92m x 2.79m)
Bedroom 1	9'4" x 13'1" (2.87m x 4.00m)
En-Suite	7'3" x 5'4" (2.22m x 1.64m)

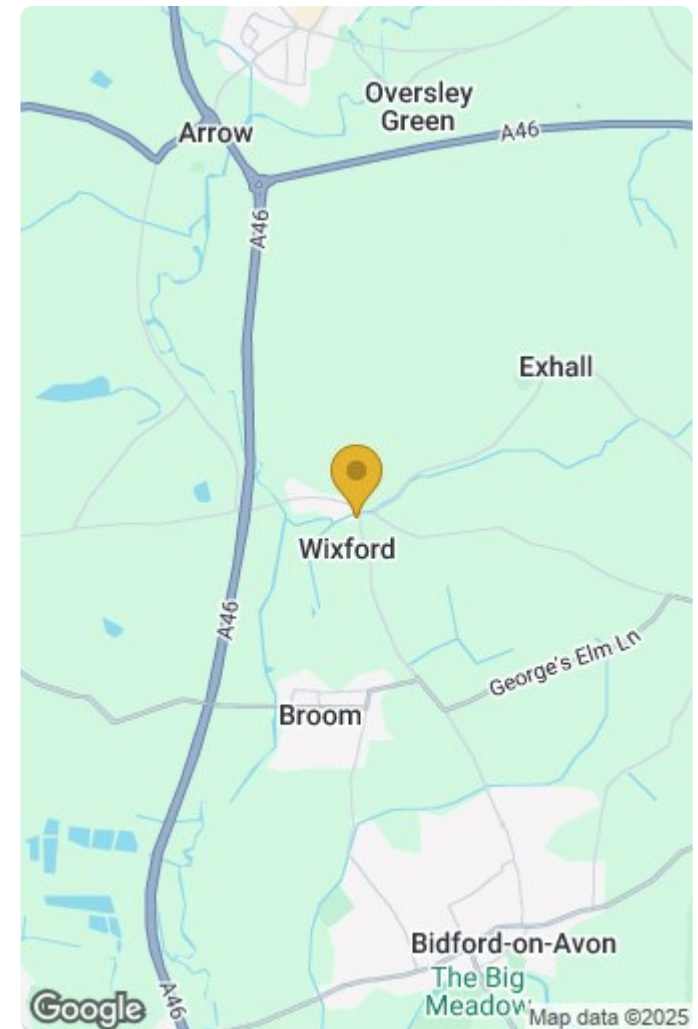
Bedroom 2	7'11" x 9'1" (2.42m x 2.79m)
Bathroom	6'11" x 6'0" (2.12m x 1.85m)







Total area: approx. 72.4 sq. metres (779.7 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	