



**Allan Morris**  
estate agents

**Wheatfield Park, Callow End,  
Worcester.**

**7 Wheatfield Park, Callow End, Worcester.  
WR2 4UP**

**Features**

- 2 Bedroom Park Home
- Spacious living accommodation
- Quiet and peaceful location
- Located off road parking space
- Available to those over the age of 52
- Offered fully furnished

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A spacious 36 x 20 two bedroom "Stately Albion Chatsworth Gold Park Home", situated in the popular Wheatfield Park development in the village of Callow End and benefiting from allocated parking space and a generous plot. The Park Home is offered fully furnished.

Accommodation briefly comprises: Hall, open-plan Living Room/Dining Room, Kitchen, two Bedrooms and Bathroom.

Outside: Allocated parking space and private garden.

**AGENT'S NOTE:**

Whilst the Park Home is offered fully furnished, the cabinet within the Sitting Room will be excluded from the sale.





### Directions:

From Worcester City centre proceed out along the A449 Bromwich Road, over the Powick bridge, continuing straight on at the island on the A449 towards Powick. Continue through Powick village, bearing left at the gyratory system, signposted for Upton. Continue along for approximately half a mile. Continue into the village of Callow End, where Wheatfield Park can be found on the left hand side. Number 7 can be located immediately on the left hand side.

WAM 6926



### Useful Information:

Tenure: Leasehold

EPC Rating: N/A

Council Tax Band: A

GROUND FLOOR



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 guarantee as to their operability or efficiency can be given.  
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## Floorplan Measurements:

LIVING ROOM:  
19'4" x 10'4"

DINING ROOM:  
9'8" x 6'9"

KITCHEN:  
12'5" x 9'5"

BEDROOM 1:  
12'2" x 9'5"

BEDROOM 2:  
9'5" x 8'7"

BATHROOM:  
6'6" x 5'6"

## General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

## Contact us:

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