



Kingswinford

5 Hinksford Mobile Home Park,
West Midlands, DY6 0BD

ANDREW COLE
E S T A T E S

Kingswinford, £205,000

5 Hinksford Mobile Home Park,
West Midlands, DY6 0BD

Outstanding position, quietly tucked away on a large plot with beautifully landscaped gardens. Exceptionally high standard of presentation throughout, bathed in natural light and enjoying three bedrooms. Adjacent to the Canal side near the entrance to Hinksford Park with distant views over surrounding countryside. Newly fitted kitchen with integrated appliances, lovely re-appointed shower room. Semi-rural living on the edge of Wall Heath/Swindon villages which have a good range of amenities. Must be viewed.

A rare opportunity within the popular Hinksford Park, this exceptionally well maintained and improved three bedroom mobile home has undergone extensive alterations, more recently a newly clad exterior and a beautifully fitted kitchen.

Stunning in generous landscaped gardens and the Canal side adjacent, this fine home benefits from secluded sitting areas and a large outbuilding. Internally





the gas centrally heated and double glazed accommodation has been enlarged to provide two generous bedrooms and a study/bedroom three. The beautiful lounge has a dual aspect towards distant fields and is maintained throughout to an extremely high standard.

Council Tax is Band A with South Staffs Council.

GROUND FLOOR ENTRANCE HALL

LOUNGE
12' 1" x 11' 5" (3.68m x 3.48m) With dual aspect.

NEWLY FITTED BREAKFAST KITCHEN
11' 7" x 9' 7" (3.53m x 2.92m)
With integrated appliances

BEDROOM NO. 1 (FRONT)
11' 3" x 9' 5" (3.43m x 2.87m)

BEDROOM NO. 2 (REAR)
11' 5" x 7' 10" (3.48m x 2.39m)

BEDROOM NO. 3/STUDY (SIDE)
7' 10" x 4' 0" (2.39m x 1.22m)

SHOWER ROOM (SIDE)
7' 10" x 5' 6" (2.39m x 1.68m)

OUTSIDE LANDSCAPED GARDENS

OUTBUILDING

ALLOCATED PARKING



SERVICES

We are advised that mains electricity, water, gas and drainage are available.

TENURE

We are advised that the property is LEASEHOLD
Ground rent and service charges are currently £166 pcm

VIEWING

By prior appointment with Andrew Cole Estates on 01384 288 188. Our office is open 6 days a week, Monday to Friday 9.00am till 5.30pm and Saturday 9.00am till 4.00pm.

MEETING THE REQUIREMENTS

IMPORTANT INFORMATION – THE PROPERTY MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these particulars but they are for general guidance only and must not be relied upon. The text and photographs are for guidance and illustration purposes only and items shown in photographs are not included, unless agreed. If there is a particular point of importance, please seek professional verification prior to exchange of contracts.

TENURE

We have been advised via the seller only of tenure and have not checked the legal title. Please obtain verification from your Solicitor.

PLANNING PERMISSIONS / BUILDING REGULATIONS

Any property with extensions, alterations or conversions – check via your Solicitor/Surveyor that the correct permissions/approvals/building regulations were sought, applied for or granted and we do not accept responsibility for



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SALES: 01384 288 188 | ENQUIRIES@ANDREWCOLEESTATES.COM | ANDREWCOLEESTATES.COM | LETTINGS: 01384 282 100