



Connells

Featherstone Park New Road
Featherstone Wolverhampton

Featherstone Park New Road Featherstone Wolverhampton WV10 7NN

for sale offers over
£130,000



Property Description

Connells Wolverhampton are delighted to bring to the market this immaculately presented and show home style two bedroom detached park home. Internally the property is in an extremely good condition and must be viewed in order to appreciate.

The property comprises of an entrance hall, large open plan lounge area with adjoining modern fitted kitchen, two bedrooms a family shower room. Externally there is a large tarmac driveway and a balcony as well as a good sized low maintenance garden with an astro turf seating area and Indian sandstone patio area.

Viewing is highly recommended

Location And Area

Situated in a semi rural spot within Brinsford an area adjoining Featherstone with commuting access to M54 and M6 motorways are also a benefit of this property on offer.

Entrance Hall

Doors to various rooms.

Large Open Plan Lounge/ Kitchen

19' 9" x 11' (6.02m x 3.35m)

French doors leading to a balcony, double glazed window to side, fully fitted blinds and a radiator.

Kitchen

Range of wall and base units with a feature breakfast bar area with solid wood work tops, stainless steel drainer sink, two double glazed windows to side, integrated fridge and freezer, integrated dishwasher, integrated washer and dryer, integrated oven, hob and extractor, door to entrance hall.

Bedroom One

8' 6" x 9' 3" (2.59m x 2.82m)

Double glazed window to side, radiator, fully fitted wardrobe.

Bedroom Two

5' x 7' 9" (1.52m x 2.36m)

Double glazed window to side, radiator, door to entrance hall.

Shower Room

Mixer shower in cubicle, pedestal sink, low flush toilet, double glazed window to side, extractor fan.

Outside

Large seating area with an artificial grass area, additionally there is a paved Indian sandstone paved patio area as well as a large tarmac driveway with cobbled edges.

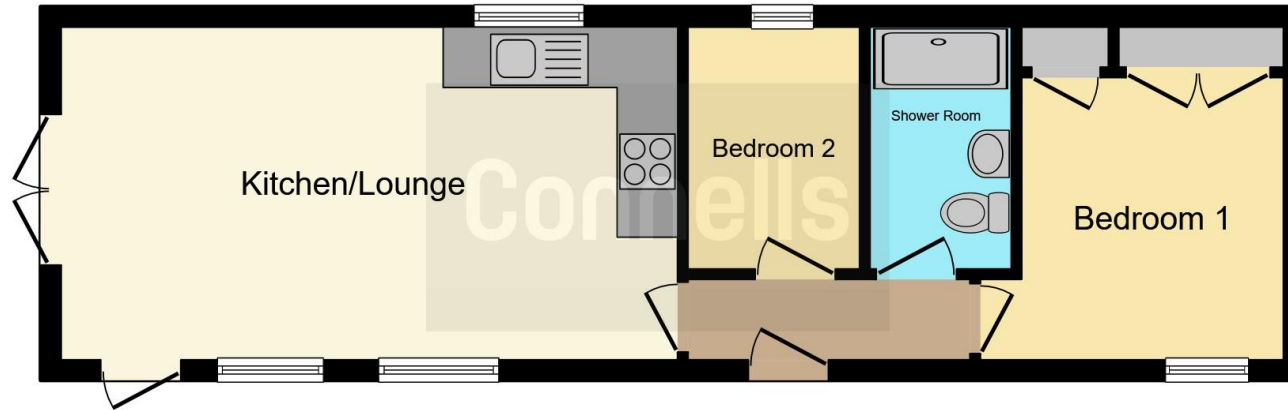
Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend using a solicitor. Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

The vendor advises that the current site fees and maintenance charges are £183 per calendar month.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: Exempt

Tenure:

view this property online [connells.co.uk/Property/WVH328348](https://www.connells.co.uk/Property/WVH328348)

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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