



Connells

The Woodlands Horsebrook Hall Lane
Brewood Stafford

The Woodlands Horsebrook Hall Lane Brewood Stafford ST19 9LP

for sale offers over
£250,000



Property Description

Here is your chance to purchase a rare and unique detached park home situated in the ever sought after countryside. This wonderful setting has views over a stream and countryside. For further details please on this detached park home please contact Connells Wolverhampton.

Externally there are large and beautifully presented gardens with double detached garage and garden outbuildings. Internally there is an entrance hall, large lounge diner, fitted kitchen, one/two bedrooms, en-suite and bathroom.

The Location & Area

Situated in the heart of Staffordshire's finest countryside this property offers fantastic commuting access to the A5 with further links to the M54 and M6 motorways. There are a wonderful selection of local schooling within Brewood, Coven, Wheaton Aston and Bishops Wood. There is also a wonderful selection of local shopping within Brewood, Penkridge, Newport, Telford and Wolverhampton.

Entrance Hall

Double glazed door to front access, central heating radiator, doors to various rooms, two storage cupboards.

Lounge Diner

19' 7" max x 17' 7" max (5.97m max x 5.36m max)

Three double glazed bows windows to front and side, three central heating radiators, back boiler with fire and surround, door to kitchen, door to entrance hall.

Kitchen

11' max x 9' 6" (3.35m max x 2.90m)

Double glazed door and window to rear, wall and base units with roll top work surfaces, one and half drainer sink, freestanding cooker with extractor, store cupboards, plumbing for washing machine, part tiled walls.



Bedroom One & Two

19' 6" x 11' 2" (5.94m x 3.40m)

Previously two rooms and a partition wall would be required to reinstate the two rooms. Double glazed windows to rear and side, door to hall, door to en-suite, two central heating radiators.

En-Suite

Double glazed window to rear, walk-in shower area, low flush toilet, wall mounted wash basin, heated towel rail, tiled floor, tiled walls.

Bathroom

Double glazed window to front, low flush toilet, pedestal wash basin, panelled bath, tiled walls, door to hall.

Outside Front

Shared right of way with stable style gated access, driveway leading to the parking area. A selection of trees, plants and shrubs, lawned area, pathway leading to main entrance.

Outside Side & Rear

A fantastic selection of trees, plants and shrubs, bordering lawned areas set beside a beautiful and quaint stream area, wooden decked area, freestanding wooden detached rest area.

Detached Outbuilding

Situated to the rear side of the property, ideal for storage.

Double Detached Garage

Two up and over doors to front access, door to side.

Agents Note

This park home as previously two bedrooms and is now currently arranged as one bedroom. The homeowner owns the land.

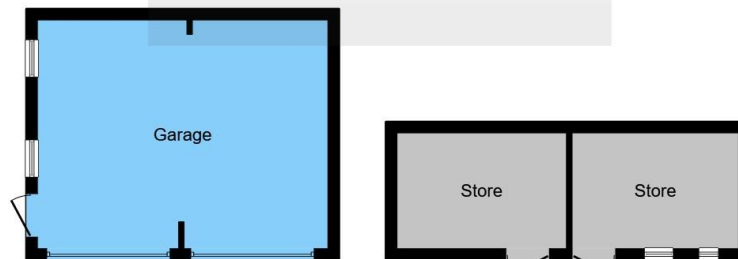








Floor Plan



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Exempt

Tenure:

[view this property online connells.co.uk/Property/WVH329372](http://connells.co.uk/Property/WVH329372)

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.

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