



Connells

Pendeford Hall Mobile Home Park Pendeford Hall Lane
Coven Wolverhampton

Pendeford Hall Mobile Home Park Pendeford Hall Lane Coven Wolverhampton WV9 5ES

for sale offers in the region of
£145,000



Property Description

Connells Wolverhampton have the delight of bringing to the market this chain free and spacious two bedroom detached park home in the popular Coven area.

The property comprises of an entrance porch, large modern fitted kitchen with adjoining dining room, large family lounge with two separate conservatory, side entry way, two well proportioned bedrooms one with a dressing room and en-suite and a separate shower room.

Eternally there are front, side and rear gardens which are low maintenance, mostly gravelled making this an ideal retirement property.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated on Pendeford Hall Lane located between Coven and Bilbrook, a rural spot offering fantastic commuting access to the M54 and M6 motorways. The i54 commercial development is relatively close by. Popular shopping can be found within the Bilbrook, Codsall and Pendeford.

Entrance Porch

Double glazed windows, door to front, door to kitchen.

Kitchen

9' 7" x 14' 2" (2.92m x 4.32m)

Double glazed window to front, range of wall and base units with an inset sink, oven, gas hob, space for a dishwasher, extractor fan, pantry cupboard, door to dining room.

Dining Room

9' 7" x 9' 10" (2.92m x 3.00m)

Double glazed bow window to rear, radiator, doors to various rooms, open to lounge.

Lounge

16' 3" x 11' 9" (4.95m x 3.58m)

Double glazed window to side, double glazed door to rear conservatory, French doors to side conservatory, electric fire, radiator, door to side entrance porch.

Side Entrance Porch

Double glazed window to front, door to side, door to storage cupboard.

Conservatory One

11' 9" x 11' 10" (3.58m x 3.61m)

Double glazed windows, radiator, sliding door to lounge, door to garden.

Conservatory Two

7' 11" x 7' 11" (2.41m x 2.41m)

French door to lounge, double glazed windows, radiator.

Bedroom One

9' x 9' 7" (2.74m x 2.92m)

Double glazed window to front, radiator, fitted dresser unit, door to entrance hall, door to dressing area, door to en-suite.

Dressing Area

Fitted storage

En-Suite

Double glazed window to side, mixer shower in cubicle, pedestal sink, low flush toilet, radiator, door to bedroom one.

Bedroom Two

9' x 9' 7" (2.74m x 2.92m)

Double glazed window to side, fitted wardrobes, door to inner entrance hall.

Outside

Various gravel bed areas with paved walk way areas, range of plants, trees and shrubs as well as an allocated parking area.

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 sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.









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
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/WVH329692

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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