



**Connells**

Brookside Park Lawn Lane  
Coven Wolverhampton



### Property Description

Connells Wolverhampton are delighted to bring to the market this BRAND NEW and perfectly sited detached park home in the popular Coven area and located on a small residential site. The site is restricted to over 55's and would make the ideal retirement home. Viewing is crucial to fully understand the fabulous location and ideal layout.

The property comprises of entrance hall, entertainment style lounge diner, modern fitted kitchen, two bedrooms with fitted wardrobes and modern fitted bathroom. Externally there are side and rear gardens with paved patio pathways and parking area.

### Entrance Hall

Double glazed door to side, doors to various rooms.

### Entertainment Lounge Diner

16' 7" max x 19' 4" max ( 5.05m max x 5.89m max )

Two double glazed windows to side, double glazed window to front, central heating radiator, door to kitchen, door to entrance hall.

### Kitchen

11' 4" x 9' 2" ( 3.45m x 2.79m )

Double glazed window to side, double glazed door to side, a range of wall and base units, stainless steel drainer sink, inset oven, hob and extractor, integrated fridge freezer, space for washing machine, central heating radiator, door to entrance hall.

### The Location & Area

Situated just off Lawn Lane which links to the Brewood Road with further links to the main A449 Stafford Road which offers fantastic commuting access to the M54 and M6 motorways. The main shopping areas are Brewood, Codsall and Pendeford along with a full selection of local shopping at Penkrige and local convenience stores with Coven.



## Bedroom One

12' 2" x 9' 2" ( 3.71m x 2.79m )

Double glazed window to side, central heating radiator, fitted wardrobe, door to entrance hall.

## Bedroom Two

9' 8" x 9' 3" ( 2.95m x 2.82m )

Double glazed window to side, central heating radiator, fitted wardrobe, door to entrance hall.

## Bathroom

Double glazed window to side, panelled bath, vanity, low flush toilet, door to entrance hall.

## Outside

One allocated parking space, paved pathway and side and rear gardens.

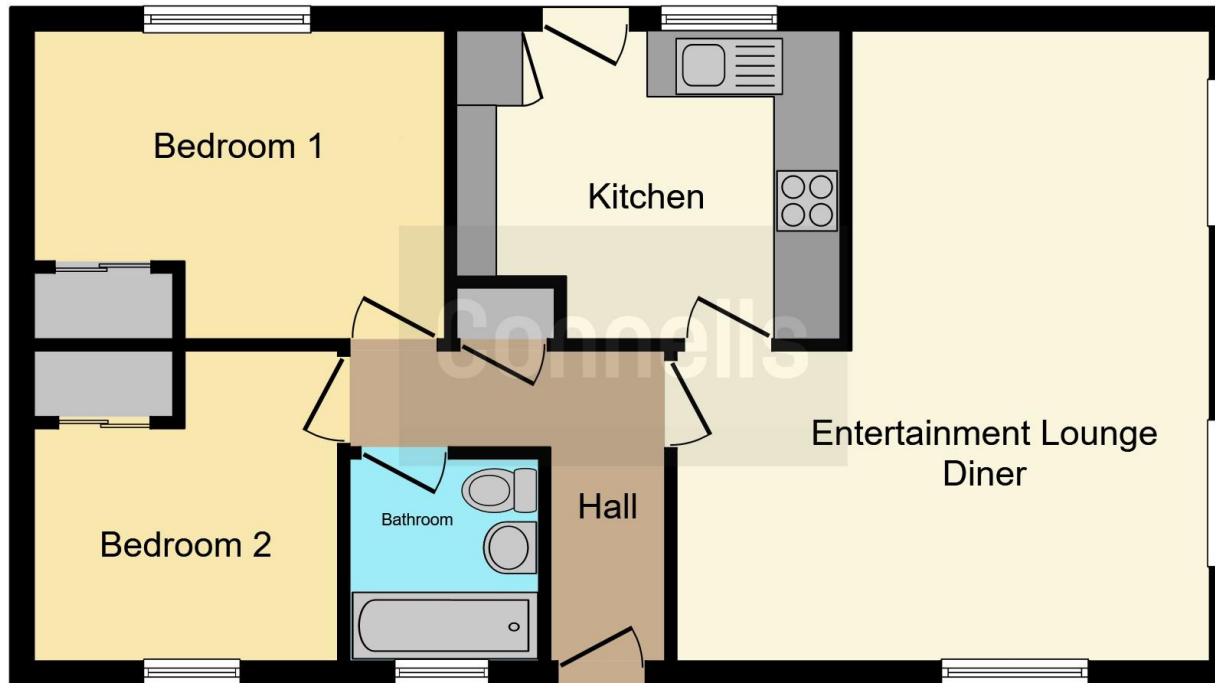
## Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner - when buying a home.). 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. Guidance can be sought from Park homes - GOV.UK. Please take note of fees associated with the residential park home site and restriction which include all occupiers must be over the age of 55, one existing pet is allowed and no new pets.









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](http://www.focalagent.com)

To view this property please contact Connells on

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81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

**EPC Rating: Exempt**

Tenure:

**view this property online [connells.co.uk/Property/WVH330858](http://connells.co.uk/Property/WVH330858)**

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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