

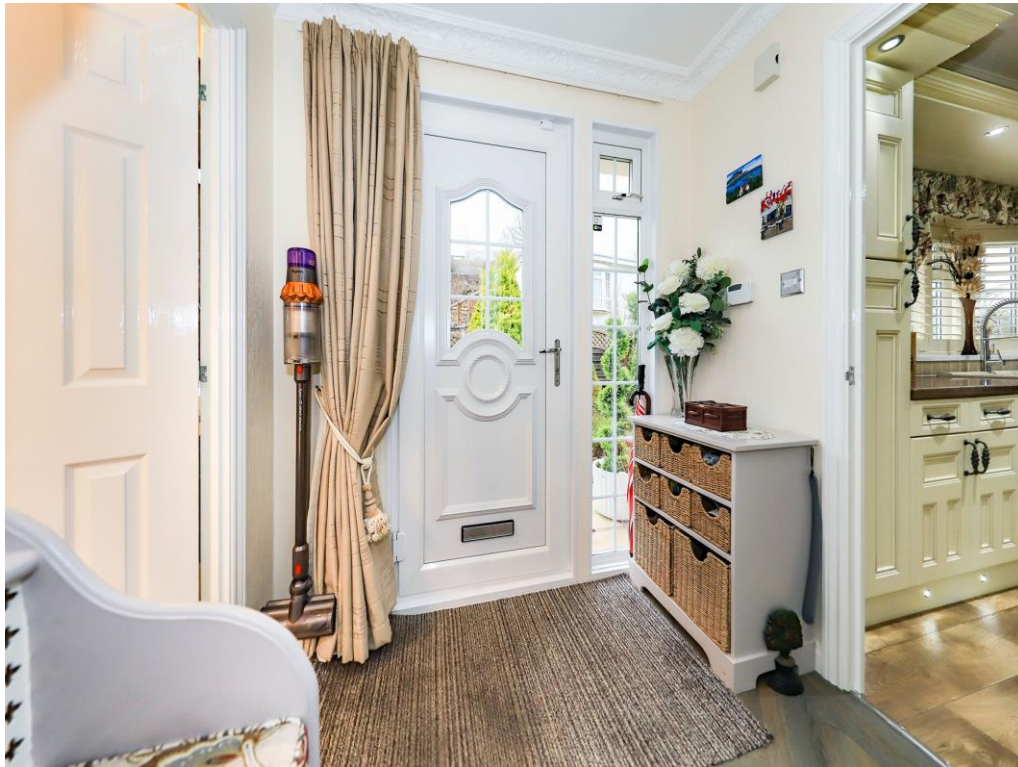


Connells

The Ridge
Hollins Park Quatford Bridgnorth

The Ridge Hollins Park Quatford Bridgnorth WV15 6QP

for sale offers in the region of
£280,000



Property Description

Arguably one of the finest plots on Hollins Park, Connells Wolverhampton are delighted to offer for sale this beautifully presented and show home styled park home situated within this stunning rural spot with outstanding views. Viewing is highly recommended to appreciate the wonderful gardens this property has to offer. For further details on this please call Connells to book a viewing.

Externally there are two parking spaces and wonderful raised entertainment decked area with glass balustrade offering outstanding views. Internally it is well maintained, has feature coving to all rooms, which consist of an entrance hall, wonderful open plan breakfast kitchen, separate dining room, spacious lounge, two en-suite bedrooms and home office.

The Location & Area

Situated in the ever sought after area of Quatford, close to the popular town of Bridgnorth where there is a wonderful selection of shopping, public houses, eateries, cinema, sports centre and sought after schools. Dunmaston National Trust is nearby offering wonderful walks.

More About The Property

The property is situated on arguably one of the finest plots on Hollins Park. Hollins Park is wonderful and pleasant community. The property benefits from a wireless alarm and CCTV system, Hive heating system, automated garden watering system, for further details please contact Connells.

Entrance Hall

Double glazed door to front access, steps leading to the garden area, spotlights, central heating radiator, heated cloaks storage cupboard, feature entrance seating area with shelving and coat hooks, spotlights to ceiling, doors to various rooms.

Inner Hall

Doors to various rooms, loft access, central heating radiator, hard wired smoke and carbon dioxide alarms.

Lounge

20' 9" max x 13' 8" max (6.32m max x 4.17m max)

Double glazed french doors to the rear entertainment decked area, double glazed windows with feature shutters offering fantastic views, glazed doors to various rooms, three central heating radiators, archway to dining room, solid oak feature fireplace.

Dining Room

Double glazed bow windows side and rear with feature window shutters, archway to lounge, door to kitchen, two central heating radiators.

Breakfast Kitchen

19' 5" max x 10' 3" mx (5.92m max x 3.12m max)

A selection of double glazed bow windows with feature shutters to front and side, radiator and plinth heater, glazed doors to entrance hall and dining room, a fantastic selection of wall and base units with complimentary breakfast bar, one and half drainer sink unit, feature floor lights, part tiled walls, a selection of integrated appliances to include dishwasher, washing machine, dryers, space for Range cooker, space for American style fridge freezer, under unit lighting.



Bedroom One

13' 7" max narrowing to 10' 9" min x 11' 1" (4.14m max narrowing to 3.28m min x 3.38m)

Double glazed bow window to rear offering wonderful countryside views and window shutters, two central heating radiators. built-in wardrobes, dressers, drawers and bedside tables, door to inner hall, door to en-suite.

En-Suite

VIEWING HIGHLY RECOMMENDED. Double glazed bow window to front, fitted suite with corner bath, His & Hers complementary wash basin, walk-in shower area, low flush corner toilet, spotlights to ceiling, shaver point, feature ceiling sprinkle lighting, heated towel rail, extractor fan, door to Bedroom One.

Bedroom Two

10' 4" into wardrobe x 8' 7" (3.15m into wardrobe x 2.62m)

Double glazed window with feature shutters to front, central heating radiator, built-in wardrobes with bedside tables and drawers, door to inner hall, door to Jack & Jill shower room.

Jack & Jill Shower Room

Double glazed window to front, fitted suite with a walk-in shower area, low flush toilet, wash basin, central heating radiator, spotlights to ceiling, tiled walls, shaver point, extractor fan, door to Bedroom Two, door to entrance hall.

Home Office

7' 1" max x 5' 9" max (2.16m max x 1.75m max)

Double glazed window to rear with feature shutters and stunning views, central heating radiator, a selection of fitted units, work station desk door to entrance hall.

Outside

Having a wonderful garden area with gate leading to parking area, a fantastic selection of feature paved areas with steps and entry pillars leading to the main park home, a selection of trees, mature plants and shrubs, garden lighting, feature walls, access leading to the rear of the property. To the rear is a feature automated watering system, power point, mature plants, trees and shrubs, water access, entertainment patio area with water feature, greenhouse.

Parking Area

Suitable for two vehicles, cobbled, gate leading to the garden area, rockery area to front, selection of plants and shrubs.

Entertainment Decked Area

A raised entertainment composite wood effect decked area which requires viewing to fully appreciate the stunning views. Bordering selection of glass and stainless-steel balustrade with low level lighting and steps leading to the main garden area.

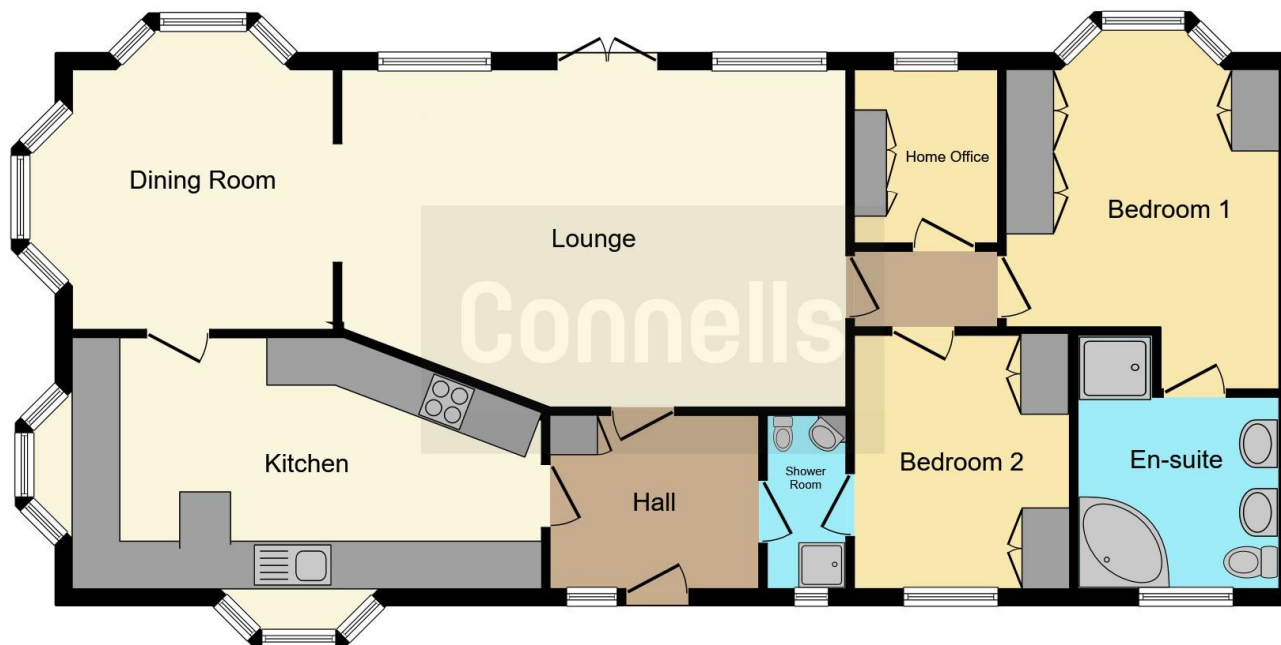
Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend 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 (www.gov.uk)









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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 WOLVERHAMPTON WV1 4EX

EPC Rating: Exempt

Tenure:

view this property online connells.co.uk/Property/WVH331581

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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