



Connells

Dippers Bank
Cleobury Mortimer Kidderminster



Property Description

Well-presented Park Home providing countryside living with scenic walks along Hopton Brook. On approach, a block paved driveway provides off-road parking to the side of the property, with steps up to the door. Stepping inside, you will find a spacious lounge, fitted kitchen/diner, two double bedrooms and a shower room. Double glazing and heating throughout. Externally, this property benefits from paving surrounding, with trees providing privacy.

Front Elevation

Block paved area to the front and side with off-road parking space. Steps leading up to a door on the side.

Lounge

16' 5" x 11' 3" (5.00m x 3.43m)

Spacious living area boasting a feature electric fireplace and surround, fitted carpet, panelled radiator and ceiling light point, Double glazed windows to the front and side and a double glazed frosted door to the side.

Kitchen / Diner

13' 7" x 8' 1" (4.14m x 2.46m)

Fitted kitchen offering a range of wall and base units and work surface space. Inset sink and drainer unit, fitted oven, grill and hob with extractor fan above and space and plumbing for a washing machine. Tiled walls, laminate flooring, two ceiling light points and space for dining furniture. Double glazed windows to the side and front and a double glazed frosted

door to the side.

Inner Hallway

Having fitted carpet and a ceiling light point.

Bedroom One

10' 8" x 7' 6" (3.25m x 2.29m)

Double bedroom offering built-in wardrobes, fitted carpet, ceiling light point and a panelled radiator. Double glazed window to the side.

Bedroom Two

9' 5" x 7' 8" (2.87m x 2.34m)

Double bedroom offering built-in wardrobes, fitted carpet, ceiling light point and a panelled radiator. Double glazed window to the side.

Shower Room

White suite comprising a wash hand basin, WC and walk-in shower cubicle with glass door. Tiled walls and flooring, panelled radiator, ceiling light point and a double glazed frosted window to the side.

Outside

Block paving surrounding the property, with privacy maintained by trees.

Agent Notes

The sale of this Property will be subject to receipt of Letters of Administration from the

Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.









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: Leasehold

view this property online connells.co.uk/Property/KMR310756

This is a Leasehold property. We are awaiting further details about the Term of the lease. 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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