



**Connells**

Badgers Walk Pool Lane  
Clows Top Kidderminster

# Badgers Walk Pool Lane Clows Top Kidderminster DY14 9NT

for sale  
**£180,000**



## Property Description

Nestled away with stunning country views, Badgers Walk Park Homes are situated just 2 minutes away from the village of Clows Top, providing amenities including a village store, post office and butchers. Well-presented, with a neat block paved driveway giving access to the property and detached garage. Stepping inside, a welcoming hallway branches off to a spacious lounge, cosy dining room, fitted kitchen and utility, double bedroom with en-suite, further double bedroom and bathroom. Double glazing throughout. Externally, this beautiful Park Home benefits from ample outdoor space, with low maintenance patio and gravelled areas as well as plenty of established trees and shrubbery surrounding, creating a private space to sit and relax.

## Agent Notes

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](http://www.gov.uk))

## Front Elevation

Spacious and neatly presented block paved driveway to the front, providing off-road parking and garage access.

## Entrance Hall

Welcoming hallway offering two built-in storage cupboards, fitted carpet, panelled radiator and two ceiling light points.

## Lounge

19' 2" x 9' 4" ( 5.84m x 2.84m )

Spacious lounge boasting a feature fireplace and surround, fitted carpet, two ceiling light points and two panelled radiators. Double glazed sliding doors to the front and a window to the side.

## Dining Room

9' 7" x 8' 1" ( 2.92m x 2.46m )

Offering fitted carpet, ceiling light point, panelled radiator and a double glazed bay window to the front.

## Kitchen

8' 2" x 8' 2" ( 2.49m x 2.49m )

Fitted kitchen boasting a range of wall and base units and ample work surface space. Inset sink and drainer unit, integrated eye-level oven and grill, gas hob with extractor fan above and an integrated fridge and freezer.

Vinyl flooring, ceiling light point and a double glazed window to the side.

## Utility

8' 2" x 5' 5" ( 2.49m x 1.65m )

Additional kitchen space offering wall and base units with work surface space and inset sink and drainer unit. Space and plumbing for a washing machine (washing machine to remain), vinyl flooring, ceiling light point and a double glazed door to the side.

## Bedroom One

9' 9" x 9' 6" ( 2.97m x 2.90m )

Double bedroom offering fitted wardrobes, drawers and bedside cabinets. Fitted carpet, ceiling light point, panelled radiator and a double glazed window to the side.

## En-Suite

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

## Bedroom Two

12' 9" x 9' 8" ( 3.89m x 2.95m )

Double bedroom offering over-bed storage (bed to remain), fitted wardrobes and drawers. Fitted carpet, ceiling light point, panelled radiator and a double glazed window to the side.

## Office

9' 6" x 5' 1" ( 2.90m x 1.55m )

Offering a fitted cupboard, desk area and drawers. Fitted carpet, ceiling light point, panelled radiator and a double glazed window to the side.

## Bathroom

Suite comprising a wash hand basin, WC and panelled bath. Fitted carpet, ceiling light point and a double glazed frosted window to the side.

## Outside

## Garden

Wrap-around style garden offering gravel and patio areas, a fibre glass/ plastic storage shed with further patio and established trees and shrubs surrounding.

## Detached Garage

13' 7" x 7' 8" ( 4.14m x 2.34m )

Accessed via an up and over door to the front providing power and lighting.









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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**EPC Rating: Exempt**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/KMR311322](http://connells.co.uk/Property/KMR311322)**

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.

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