



SAMUEL WOOD

38 Doddington Heights Park, Earls Ditton Lane, Hopton Wafers, Kidderminster, DY14

Offers In The Region Of £140,000



38 Doddington Heights Park

Earls Ditton Lane, Hopton Wafers, Kidderminster, DY14 0NJ



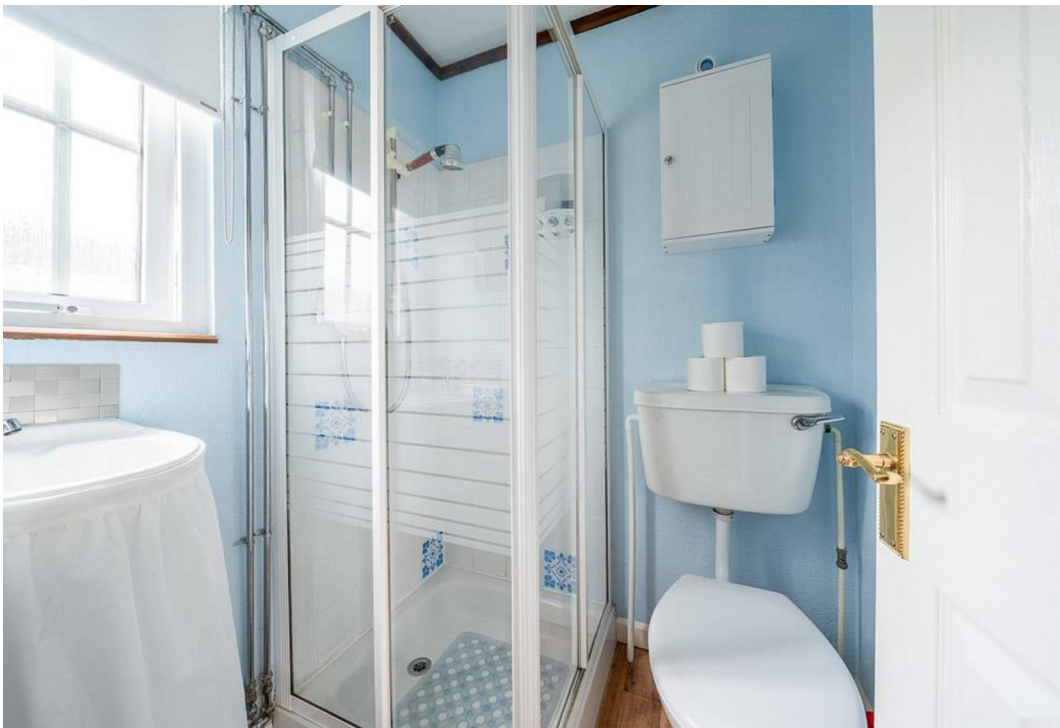
- 2 Bedroom Park Home
- Bathroom & Ensuite
- Rural Location
- Full 12 month occupancy

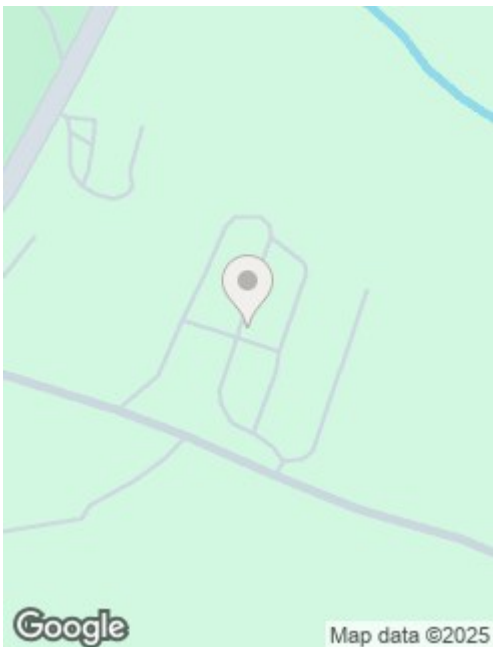
Nestled on Doddington Heights Park, Earls Ditton Lane, this charming two-bedroom detached Park Home offers a delightful retreat surrounded by the stunning countryside of Clee Hill common. The property is part of a well-maintained site of similar homes, providing a sense of community while enjoying rural living. This park home is not just a property; it is a lifestyle choice, offering a peaceful community atmosphere while still being conveniently located near the amenities of Cleobury Mortimer. Whether you are looking to downsize, or looking for a quiet place to live this home presents an excellent opportunity to embrace a simpler, more relaxed way of living.

Upon entering, you are welcomed by a vestibule that leads into an inviting lounge that provides a cosy space to relax and unwind, making it the heart of the home. Double doors then open into a well-appointed kitchen diner, ideal for both casual meals and entertaining. The property also has two double bedrooms, the main bedroom having the benefit of a dressing room and ensuite shower room. There is also a well appointed bathroom.

Outside, the property features driveway parking for two vehicles, ensuring ease of access. The enclosed garden has been thoughtfully paved for low maintenance, allowing you to enjoy the outdoors without the burden of extensive upkeep.







Directions

what3words ///raking.puzzled.dives

Agents Notes

1. Ground rent including water and drainage cost is £2491.20 per annum
2. Full 12 month residential usage (residents must be over the age of 50)
3. If the property is sold in the future 10% of the price achieved for the property payable back to the park homeowners
4. A copy of the site rules are available upon request
5. you are allowed one dog or cat per home

Services: We understand that the property has Lpg gas heating, mains electric, mains water, private drainage.

Broadband Speed: Basic 12Mbps, Superfast 38 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Leasehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: A

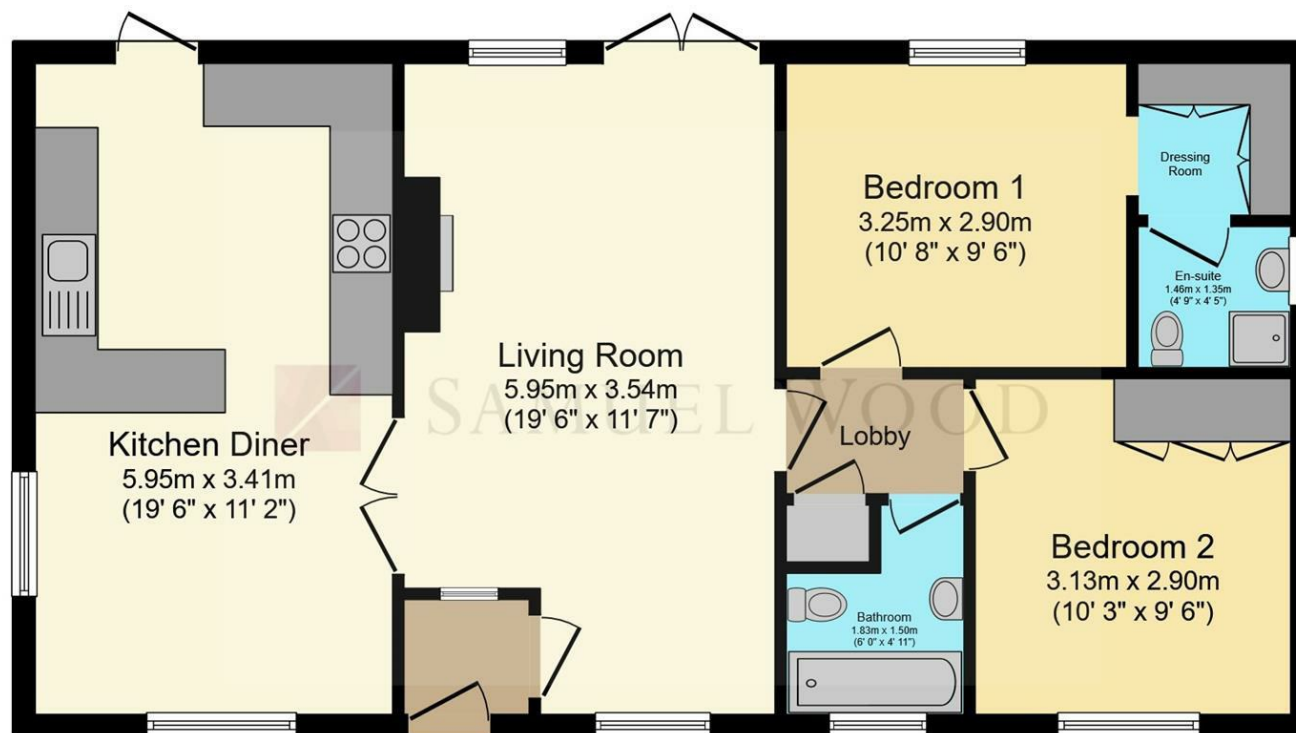
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the Ludlow office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764







Floor Plan
Floor area 74.1 sq.m. (798 sq.ft.)

Total floor area: 74.1 sq.m. (798 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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