



Taylors

SWINDON/ WALL HEATH, Hinksford Park
£175,000

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The GENEROUS and MUCH IMPROVED accommodation includes GAS CENTRAL HEATING (LPG), UPVC DOUBLE GLAZING and comprises: entrance hall, front lounge with log burner, dining kitchen with built in appliances, bedroom 1 includes fitted wardrobes, bedroom 2/ study and refitted shower room. Positioned adjacent to the property is the LAUNDRY/ USEFUL STORE.

The surrounding gardens are all attractively landscaped, including the paved patios, fine 'chippings', two garden stores and the rear garden overlooks fields and countryside.

Hinksford Park is a residential site, therefore residents can live at the property 12 months of the year. The site includes resident and visitor car parking. Whilst surrounded by beautiful South Staffordshire countryside, the development is convenient for both Wall Heath and Swindon villages and there is easy access to nearby Wombourne and Kingswinford. There is a service charge/ ground rent in the region of £166.00 per month payable to South Staffordshire Council. This charge is reviewed annually.

Tenure: Leasehold. Services: Mains electricity, water and drainage services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band A. KINGSWINFORM OFFICE.

Entrance Hall

Lounge - 3.99m x 3.2m (13'1" x 10'6")

Dining Kitchen - 3.23m x 2.34m (10'7" x 7'8")

Bedroom 1 - 3.2m x 2.11m (10'6" x 6'11")

Bedroom 2 - 2.41m x 1.6m (7'11" x 5'3")

Shower Room - 2.39m x 1.57m (7'10" x 5'2")

Laundry/ Store - 4.47m x 1.73m (14'8" x 5'8")





- MOBILE/ PARK HOME
- TWO BEDROOMS
- LOUNGE WITH LOG BURNER
- DINING KITCHEN WITH BUILT IN APPLIANCES
- REFITTED SHOWER ROOM
- GAS CENTRAL HEATING (LPG)
- BACKS ONTO FIELDS/ COUNTRYSIDE
- RESIDENTIAL MOBILE HOME SITE
- LAUNDRY/ STORE
- LANDSCAPED GARDENS



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