



15 Old Willow Road, Breton Park, Muxton.

Offers in the region of **£115,000**

This well positioned one Bedroom park home is situated on the ever popular Breton Park development in Muxton and offers good sized living accommodation within a spacious plot.

Being suitable for over 55's, the property has been well maintained and briefly comprises Entrance Hallway, Lounge, Kitchen, Conservatory, Shower room, Double Bedroom (with built in wardrobes) and Storage room/Occasional Single Bedroom. Externally there is parking for two vehicles and a low maintenance garden to the side and rear which benefits from storage sheds. Cash Buyers Only. No Upward Chain! LPG Gas C.H. & uPVC D.G. Ground rent £148 approx Council Tax Band A

15 Old Willow Road Breton Park Muxton Telford Shropshire

Property entered via
uPVC door into

Entrance Hallway

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

Lounge 10' 8" x 11' 6" (3.25m x 3.50m)

Conservatory 8' 6" x 8' 2" (2.59m x 2.49m)

Shower room 8' 4" x 4' 3" (2.54m x 1.29m)

Bedroom 11' 7" x 8' 0" (3.53m x 2.44m)

Storage room/Occasional Single
Bedroom 8' 5" x 4' 5" (2.56m x 1.35m)

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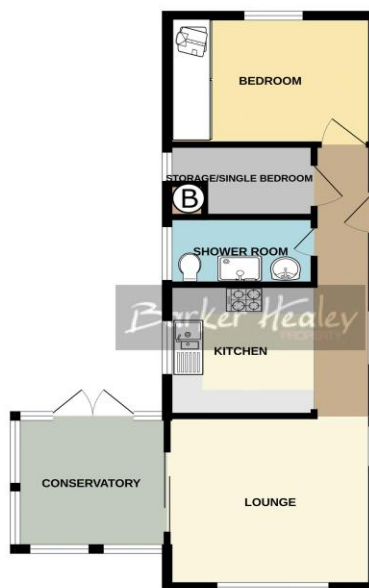
VIEWING STRICTLY BY APPOINTMENT ONLY

Externally

To the front of the property are two allocated parking spaces.

A gate leads to the side and rear of the property. The low maintenance garden is mostly paved and offers several storage sheds.

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA - 484 sq.ft. (45.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in this statement. The plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time of writing.

Barker Healey

PROPERTY



Printed by Ravensworth 01670 713330



MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.