



11 Kings Head Park, Newport.

Offers in the region of **£195,000**

Being tucked away off Chetwynd End, Kings Head Park is one of Newport's best kept secrets! As an exclusive haven for the over 50's, it is extremely well maintained and offers bungalow style-living within a private, small development setting. Number 11 is a beautifully presented, extremely spacious double unit which benefits from 2/3 Bedrooms, a large Lounge/Diner and pleasant wrap-around plot with off-road parking.

Briefly comprising Entrance Hallway, 19ft Lounge/Diner, Kitchen, Utility Room, 2 Bedrooms, Study/3rd single Bedroom, Bathroom (with walk-in bath), externally there are low maintenance gardens to all four sides, together with a block paved driveway. In addition, there is a plethora of built-in storage space, as well as a good-sized concrete outbuilding. NO UPWARD CHAIN! Cash Buyers Only. Monthly Ground Rent - £134.71. Council Tax Band A. Mains Gas C.H.

11 Kings Head Park Newport Shropshire

Property entered via door into

Entrance Hallway

Fitted cloaks cupboard. Built-in storage cupboard containing gas C.H. boiler. Doors to all rooms.

Lounge/Diner 19' 4" x 14' 2" (5.89m x 4.31m)

Kitchen 9' 4" x 8' 11" (2.84m x 2.72m)

Utility Room 7' 1" x 4' 9" (2.16m x 1.45m)

Door to the outside.

Bedroom 1 11' 10" x 9' 6" (3.60m x 2.89m)

(max incl. wardrobes)

Fitted double wardrobes.

Bedroom 2 9' 6" x 8' 11" (2.89m x 2.72m) (max

incl. wardrobes)

Fitted double wardrobes.

Study/Bedroom 3 6' 8" x 6' 3" (2.03m x 1.90m)

(max incl. wardrobes)

Fitted double wardrobes.

Bathroom 6' 6" x 6' 5" (1.98m x 1.95m) (max)

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VIEWING STRICTLY BY APPOINTMENT ONLY

Outside

The attractive, low maintenance garden extends to all 4 sides of the park home with steps up to the doors to either side.

The plot is a mixture of artificial grass, gravel, shale and paved areas. A block paved driveway to the front allows parking for up to two vehicles. A useful concrete shed to the rear offers ample storage space. Outside tap. Outside lighting.



TOTAL FLOOR AREA: 800 sq. ft. (74.3 sq. m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, the 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.

Barker Healey

PROPERTY



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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.