





Property Description

A lovely two bedroom park home on the popular Meriden Hall Park. With a surprising amount of space both inside and out, this is the perfect property for anyone looking to downsize. Inside, the property is finished to a beautiful and modern standard. The property has an astro turf and paved area surrounding. Briefly comprising lounge, breakfast kitchen, utility space, two bedrooms and shower room and guest cloakroom.

Approach

Guest Cloakroom

Fitted with a white suite comprising of low level WC, wash hand basin, and obscure window to the front.

Lounge

13' 5" x 9' 2" (4.09m x 2.79m)

Windows to the front and side, feature fire place with electric fire fitted.

Kitchen / Diner

13' 6" Max x 11' 3" (4.11m Max x 3.43m)

Fitted with a range of base an wall mounted units with complementary work surfaces, stainless steel sink and drainer with mixer tap, appliance to include electric oven with gas hob and cooker hood above, integrated fridge freezer, space and plumbing for automatic washing machine and dishwasher, cupboard housing central heating boiler, door to the rear leading to patio area.

Bedroom One

9' 11" x 6' 6" (3.02m x 1.98m)

Fitted wardrobes providing hanging and shelving space, window to the rear door through to:

Ensuite Shower Room

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, separate shower cubicle, heated towel rail and obscure glazed window to the rear.

Bedroom Two

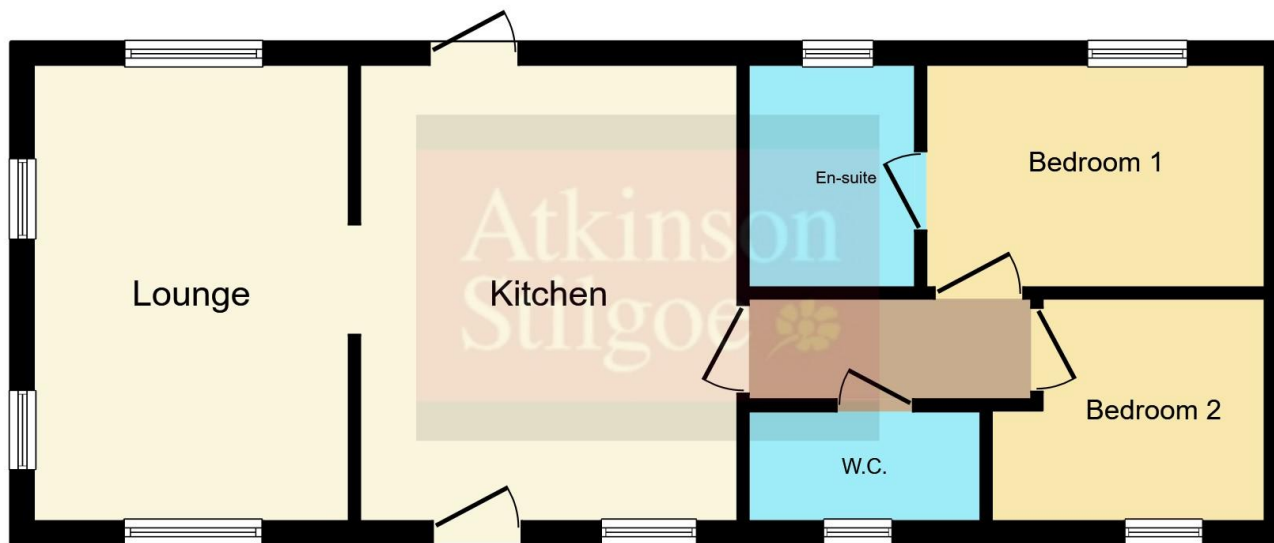
8' Max x 6' 6" (2.44m Max x 1.98m)

Fitted wardrobes providing hanging and shelving space, window to the front.

Outside

Astro turf and paving surrounding the property with steps leading to the front door and rear.





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

To view this property please contact Atkinson Stilgoe on

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150 Station Road Balsall Common
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EPC Rating: Exempt
 Council Tax Band: A

view this property online atkinsonstilgoe.co.uk/Property/BAL106238

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Tenure:



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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