



Connells

Woodlands Park Homes Dowles Road
Bewdley

Woodlands Park Homes Dowles Road Bewdley DY12 3AE

for sale
£169,000



Property Description

Modern and spacious Park Home nestled away in a peaceful and well-kept over 50's Park Home site. Set back from the main road on the outskirts of Bewdley, with stunning field and forest views, Woodlands Park Home benefits from a reliable bus route running directly past the entrance, making Bewdley Town, local neighbouring areas and amenities easily accessible. On approach, a gravelled driveway provides off-road parking and access to the property and garden. Stepping inside, a stunning entrance area opens into a modern fitted kitchen, branching off to a spacious living area, a master bedroom with en-suite, a further bedroom and shower room. Double glazing and central heating throughout. Externally, Woodlands Park Home boasts a low maintenance wrap around style garden.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific

restrictions on occupancy or residential use of the home.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

Front Elevation

Gravelled driveway providing off-road parking and access to the property and garden.

Entrance Area

Spacious and modern entrance open-plan to the kitchen, boasting laminate flooring, built-in storage, ceiling spotlights and a vertical radiator.

Kitchen

Modern fitted kitchen offering wall and base units, ample work surface space and a breakfast bar area with space for seating and pendant lighting above. Inset sink and drainer unit, integrated oven and gas hob with extractor fan above and a fridge freezer. Laminate flooring, ceiling spotlights, a radiator and a double glazed window.

Lounge

Impressively sized lounge boasting a feature fireplace with surround and hearth, laminate flooring two ceiling light points, a vertical radiator and double glazed windows and patio

doors.

Bedroom One

Double bedroom offering built-in wardrobes, fitted carpet, ceiling light point, a radiator and a double glazed windows.

En-Suite

Comprising a wash hand basin, low flush WC and a walk-in shower cubicle with a glass sliding door. Laminate flooring, partially tiled walls, ceiling light point, chrome heated towel rail and a double glazed frosted window.

Bedroom Two

Double bedroom offering built-in wardrobes, fitted carpet, ceiling light point, a radiator and double glazed windows.

Shower Room

Comprising a wash hand basin, low flush WC and a walk-in shower cubicle with a sliding glass door. UPVC walls, laminate flooring, ceiling spotlights, chrome heated towel rail and a double glazed frosted window.

Outside

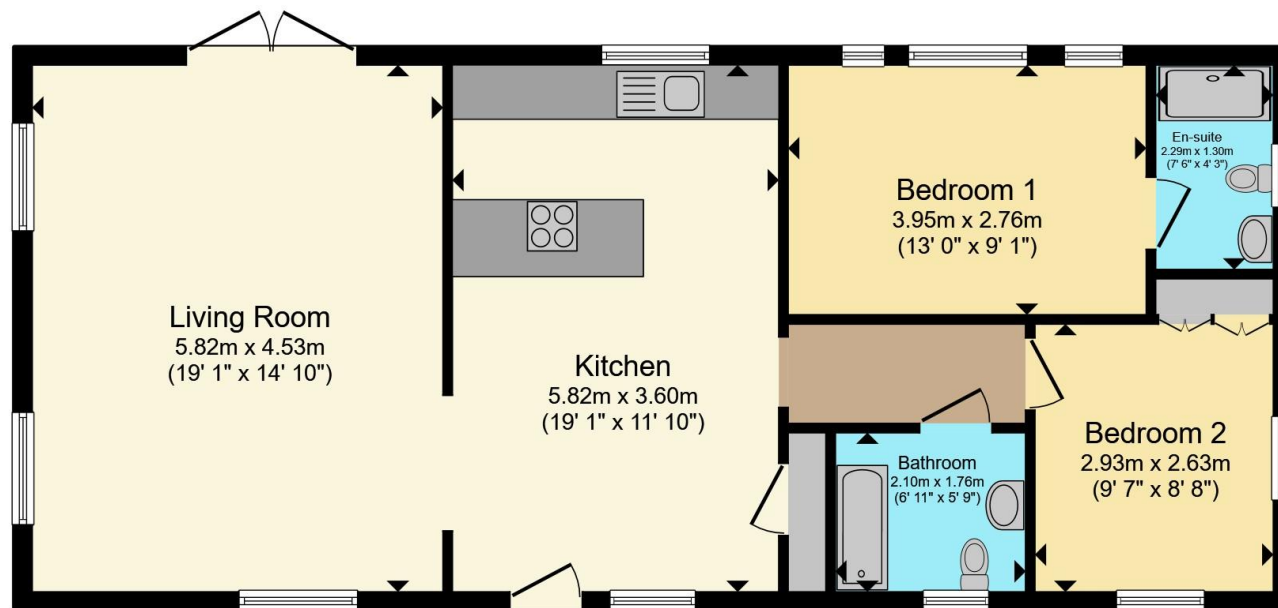
Garden

Offering a decked seating area, and a low maintenance wrap around style garden with gravelled and patio areas.









Total floor area 79.6 m² (857 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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EPC Rating: Exempt
Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/KMR312757

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.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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