



**47 Star Park, Lawn Lane, Coven
Wolverhampton, WV9 5AY**

£189,950



An immaculate, modern and spacious two bedroom park home for over 50's situated on a popular site! The home itself benefits from a great size open plan style living room/diner, breakfast kitchen, two bedrooms, bathroom, en-suite shower room, wrap around garden area, one allocated parking space, double glazing and central heating. Energy Rating - N/A Council Tax Band - A Tenure - LEASEHOLD

Approach Having one allocated parking space.

Entrance Hall Having central heating radiator, storage cupboard and hatch to roof space.

Living Room/Diner 19' 2" max x 18' 2" max (5.84m max x 5.53m max) Having wall mounted electric fire, two central heating radiators and three double glazed windows.

Breakfast Kitchen 11' 3" x 9' 3" (3.43m x 2.82m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built-in oven with 4 ring gas hob and cooker hood, integrated refrigerator and freezer, plumbing for washing machine, range of fitted wall cupboards, central heating radiator, double glazed window, double glazed door to garden area, breakfast bar and cupboard housing combination boiler.

Bedroom One 9' 3" x 9' 0" (2.82m x 2.74m) Having central heating radiator, double glazed window and walk-in wardrobe.

En-Suite Shower Room 5' 2" x 5' 0" (1.57m x 1.52m) Having shower cubicle with shower fitting, pedestal wash hand basin, low flush WC, part ceramic wall tiling, extractor fan, double glazed window and central heating radiator.

Bedroom Two 9' 4" x 9' 3" (2.84m x 2.82m) Having central heating radiator, double glazed window and fitted wardrobe.

Bathroom 6' 2" x 5' 6" (1.88m x 1.68m) Having 'White' suite comprising: panelled bath, pedestal wash hand basin and low flush WC. Extractor fan, central heating radiator and double glazed window.

Garden Area Having paved patio area, cold water tap, garden shed and neat lawn area.





TENURE: Leasehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor. Site fees - £2702.64

Council Tax Band: A

EPC Rating: N/A

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.



DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

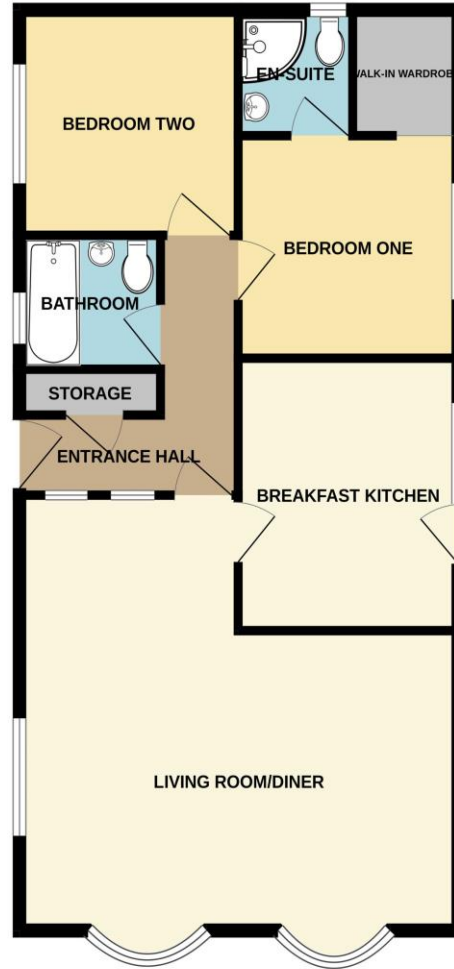
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





GROUND FLOOR

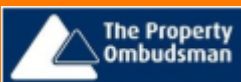


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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