



Amington Park  
Amington, Tamworth, B77 3AX

£95,000

# Property Features

- Two bedroom mobile home
- Spacious living room
- Fitted kitchen with ample storage
- Convenient bathroom
- Principal double bedroom
- Versatile second bedroom
- Private garden areas
- Detached garden shed
- Well-presented throughout
- No upward chain

## Full Description

A well-presented two bedroom mobile home offering comfortable single-level living within a well-maintained residential setting. The property provides a practical layout including a spacious living room, fitted kitchen, two bedrooms, bathroom and useful wardrobe/storage area. The home benefits from surrounding garden space, private outdoor seating areas and a detached garden shed, creating an attractive balance of indoor and outdoor living.

This property is for over 45's and is being offered with no upward chain!

### THE FORE

The property enjoys an appealing position within the development, approached via a paved pathway with decorative stone borders and established planting. The exterior presents a neat and welcoming appearance with off-road parking nearby.

A gated entrance and well-kept frontage help create an attractive first impression, with the home set back comfortably from the roadway.

### INTERNAL

The entrance opens into a hallway leading through to a kitchen and a bright living room that features dual aspect windows and a feature fireplace, creating a comfortable main reception space with plenty of natural light.

The kitchen is fitted with a range of wall and base units together with worktop space and room for appliances. Positioned centrally within the home, it provides easy access to the remaining accommodation.

The principal bedroom is a generous double room overlooking the rear, while the second bedroom offers flexible accommodation suitable for guests, hobbies or a home office. A wet room serves both bedrooms and is fitted



with a shower, wash basin and WC.

#### LIVING ROOM

9' 6" x 13' 4" (2.9m x 4.06m)

#### KITCHEN

9' 6" x 7' 2" (2.9m x 2.18m)

#### BEDROOM ONE

7' 8" x 9' 6" (2.34m x 2.9m)

#### BEDROOM TWO

6' 2" x 6' 9" (1.88m x 2.06m)

#### BATHROOM

5' 4" x 6' 5" (1.63m x 1.96m)

#### EXTERNAL

Outside, the property benefits from low-maintenance garden areas to the side and rear, providing space for seating and outdoor enjoyment. A detached shed offers useful storage. The surrounding grounds have been thoughtfully maintained, complementing the property's easy-to-manage lifestyle appeal.

#### ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

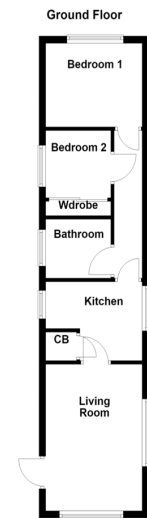
#### TENURE

We have been advised that this property is leasehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

#### VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.





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