



Willow Park | Salford Priors | | WRI | 8UP

Guide Price £260,000

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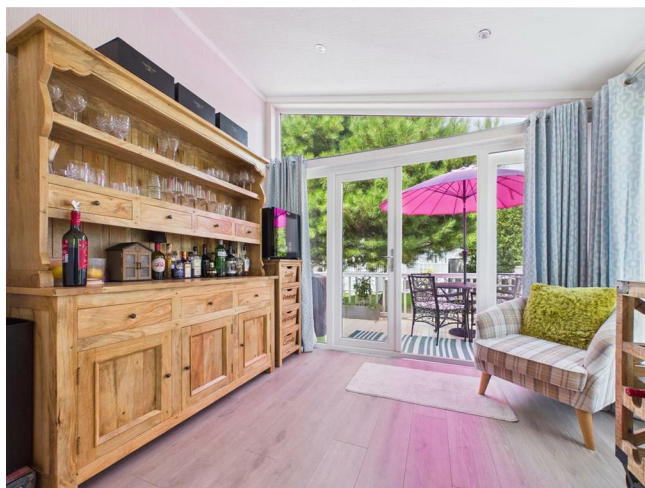
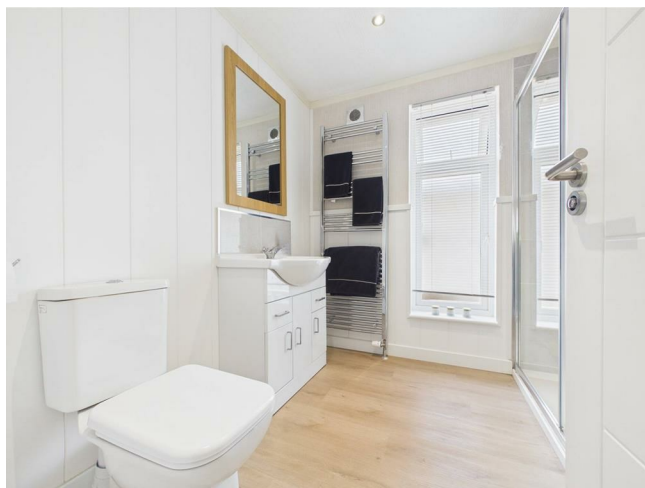
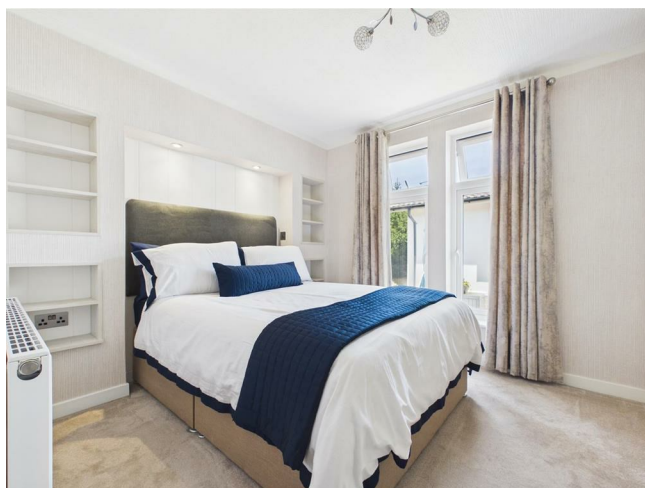
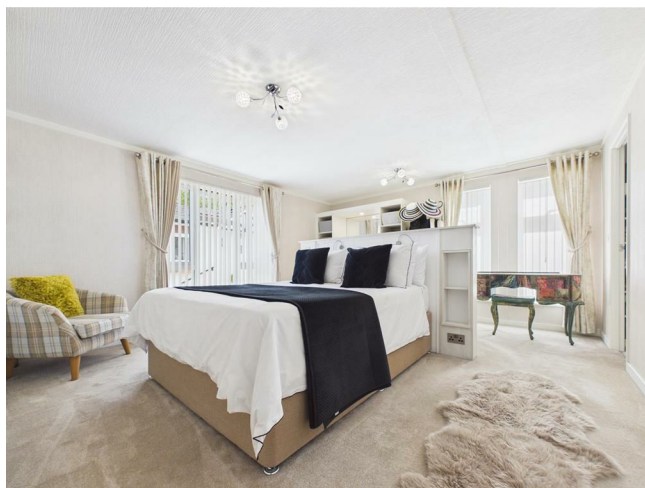
Key features

- IMMACULATE PARK HOME
- LUXURY WILLOW PARK SITE FOR 50 YEARS+
- TWO BEDROOMS AND STUDY
- LARGE OPEN LOUNGE WITH FIREPLACE
- KITCHEN BREAKFAST ROOM WITH DINING/VERSATILE ROOM
- FAMILY BATHROOM & EN-SUITE
- BEDROOM 1 WITH WALK IN CLOSET
- PRIVATE SETTING WITH BEAUTIFUL VIEWS
- VIEWINGS 7 DAYS A WEEK
- LEASEHOLD

Description

** IMMACULATELY PRESENTED & SPACIOUS TWO BEDROOM LUXURY PARK HOME SITUATED IN THE PRIVATE AND SECURE WILLOW PARK ESTATE FOR 50 YEARS + ** Internally the property boasts a great sized living room with bi fold doors to the fully fitted kitchen breakfast room, dining room/utility with patio doors to the rear/side terrace . Externally the property benefits from off road parking, with open private rear garden, overlooking a pond with a beautiful willow tree, creating further privacy.

Estate agents are legally required to carry out anti-money laundering (AML) checks on all prospective property buyers. We have partnered with a third-party provider to conduct these checks and ensure they are fully compliant with HMRC requirements. The cost of the checks is £30 + VAT and is non-refundable. This fee covers the cost of obtaining the relevant data, carrying out any manual checks, and ongoing monitoring where required. The fee must be paid and all checks completed before a Memorandum of Sale can be issued.



Front

Property approached via block paved driveway, stairs to front door. Access to rear garden.

Hallway

Carpet flooring underfoot, radiator, access to living room, bathroom, bedrooms, office & storage cupboard. (storage cupboard has fitted shelving)

Living Room

Carpet flooring, DG UPVC, fireplace with surround, windows to front and side aspect, access to kitchen and hallway.

Kitchen Dining Room

Vinyl flooring underfoot, DG UPVC window to the side aspect, kitchen sink with drainer, mix of wall and base units surmounted by work surfaces and breakfast bar, integrated gas hob with extractor fan over, integrated oven, integrated fridge freezer, washing machine and dishwasher. Adjacent is Dining Room/Utility.

Dining Room/Utility

Vinyl Flooring Underfoot, Patio DG Doors to the terrace at the rear. Versatile Room.

Bedroom One

Carpet flooring, DG UPVC window to the front and side aspect. Centered Headboard for bed, with integrated plug sockets with USB ports, Access to en-suite and walk in closet.

Bedroom One En-Suite

Wooden effect vinyl flooring, part paneled and tiled, wash hand basin, low flush wc, heated towel rail, walk in shower, frosted DG UPVC window to the front aspect.







Walk In Wardrobe

Carpet Flooring underfoot, shelving, with light.

Bedroom Two

Carpet Flooring Underfoot, Radiator, DG window to rear aspect, integrated shelving, with electric sockets and usb ports, integrated wardrobe, dresser and shelving with large mirror.

Office/Study

Carpet Flooring Underfoot, DG window to the front aspect.

Family Bathroom

Wooden effect vinyl flooring, part tiled, wash hand basin, low flush wc, heated towel rail, bathtub with shower overhead, frosted DG UPVC frosted window to the front aspect.

Terrace/Rear

Wrap around from front to rear, gate access from front, patio door access from internal of the property. Lovely seating area, with private views with a pond and high hedges and willow trees and price trees to give you that extra sense of tranquility and privacy.

Additional Information

Exempt from Council Tax & EPC

Park Home Restriction of 50 Years +

Leasehold - 50 years, 47 years approx remaining - ends 01/02/73 (tbc with solicitors)

Annual Service Charge - £4650.00 approx

Floor plans



I Port Street
Evesham
Worcestershire
WR11 3LA
01386 574 000

sales@cooperandcoestateagents.co.uk