



Connells

The Willows Station Road
Salford Priors Evesham



Property Description

This well-presented park home is situated on the edge of this popular village, giving access to transport links, Stratford on Avon, Evesham and Alcester.

There is gated access to the complex, and the park home has hall, sitting room, dining kitchen, sunroom, two-bedroom, ensuite bathroom and family shower room and study. There is uPVC double glazing and off-road parking and benefits from low maintenance gardens.

Location

Salford Priors is village just outside the market town of Evesham. Evesham has walks and picnic areas along the River Avon, Regal Cinema, supermarkets, bars and restaurants. The property has access to the Cotswolds, Stratford on Avon, Worcester as well as M5 and M42.

There is easy access to local amenities and schools.

Ground Floor

Entrance Porch

Canopied Porch, door into hall.

Entrance Hall

Fitted seating area with storage under, storage cupboard, ceiling light, radiator, doors to bedrooms, study, shower room and glazed double doors to the sitting room.

Sitting Room

21' 3" x 10' 2" (6.48m x 3.10m)

.Two Side facing uPVC double glazed window, rear facing uPVC double glazed window two ceiling lights, glazed double doors to kitchen, Adam style fireplace.

Study

7' 1" x 4' 3" (2.16m x 1.30m)

Side facing uPVC double glazed window, fitted desk, drawers and shelving, ceiling light, single panel radiator.

Dining Kitchen

13' 9" x 9' 10" (4.19m x 3.00m)

Side facing uPVC double glazed window, 1 1/2 single drainer sink unit, cooker with chimney style cookerhood over, range of wall and floor mounted units, drawer stacker unit, integral fridge freezer, dishwasher and washer/dryer, doors to sunroom.

Sunroom

9' 10" x 7' 10" (3.00m x 2.39m)

French doors to decking, skylight, uPVC double glazed window, ceiling light, single panel radiator.

Bedroom One

15' 7" x 14' 9" (4.75m x 4.50m)

Rear facing uPVC double glazed window, front facing French doors opening to a Juliette balcony, dressing area with fitted wardrobe and dressing table, door to en-suite, ceiling light, double panel radiator, recess spotlights.

En-Suite

12' 8" x 5' 3" (3.86m x 1.60m)

Side facing uPVC double glazed window, walk in double shower cubicle, bath, WC, wash hand basin inset into vanity unit, ladder style radiator, wall light fitting, recess spotlights.

Bedroom Two

10' 10" x 10' 2" (3.30m x 3.10m)

Side facing uPVC double glazed window, fitted shelving with recess spotlight, fitted dressing table, two fitted wardrobes, ceiling light, single panel radiator.

Shower room

Side facing uPVC double glazed window, walk in double shower cubicle, WC, wash hand basin inset with vanity unit, recess spotlight, ladder style radiator, wall light fitting.

Outside

Front

To the front is a blocked paved driveway providing off road parking, gated access to front doors, low maintenance chipping areas.

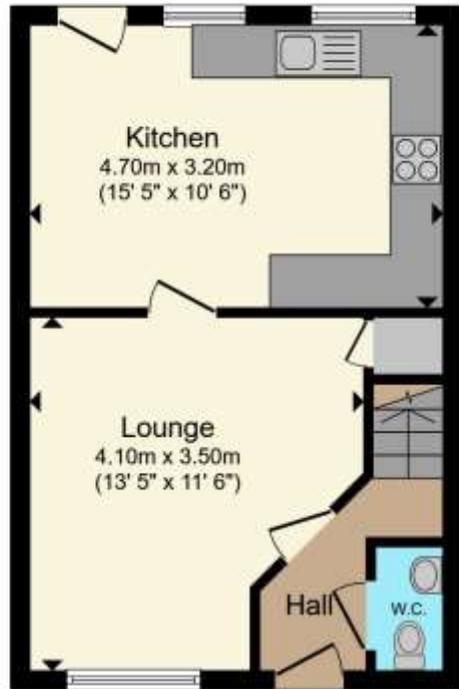
Rear Garden

To the rear is a low maintenance decked area and pathway to shed.

Services

All services are connected to the property.





Ground Floor



First Floor

Total floor area 68.6 m² (739 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



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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.

directions to this property:

From Worcester follow the A44 towards Evesham, upon the outskirts of Evesham, follow the A46 towards Stratford on Avon and Alcester. On the first roundabout turn left to Salford Priors and The Willows is found on the left.

EPC Rating: Exempt
 Council Tax Band: A

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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