

**HORDERN PARK**

**BALL LANE,  
COVEN HEATH**

W O L V E R H A M P T O N

*For Sale*



**HORDERN PARK**  
**BALL LANE,**  
**COVEN HEATH**  
WOLVERHAMPTON

2 Bedroom  
Park Home

Hordern Park  
Ball Lane,  
Wolverhampton,  
WS10

# Description

Soul Estates are proud to present this well-presented two-bedroom detached park home, located in the ever-popular rural setting of Coven Heath. Positioned within the peaceful Hordern Lodge development, the property offers a calm, community-focused lifestyle while still being ideally placed for practical day-to-day living. Excellent transport links via the A449 and M54 provide easy access to Wolverhampton, Telford and surrounding areas, with local shops and amenities conveniently close by.

This beautifully maintained home combines modern comfort, attractive surroundings and low-maintenance living, making it an excellent choice for those seeking a move-in-ready property within a well-regarded residential park. A viewing is highly recommended to fully appreciate the quality and lifestyle on offer

The property welcomes you with an entrance hallway giving access to all rooms. The layout includes:

- Spacious lounge with plenty of natural light and French doors leading out to the garden.
- Modern fitted kitchen featuring matching wall and base units, splashback tiling, gas hob, electric oven and direct access to the lounge.
- Master double bedroom with built-in wardrobes and a window overlooking the garden.
- Second bedroom/office, which also houses the boiler – ideal for flexible use.
- Shower room fitted with a white suite and a double shower unit.

Additional Features:

- Gas central heating
- Double glazing
- Attractive garden space to the front and side
- Off-road parking
- Peaceful, well-kept park home community



# The finer details



A BEAUTIFULLY PRESENTED  
DETACHED PARK HOME



SOUGHT AFTER PARK HOME  
LOCATION



TWO-BEDROOM PARK HOME



SPACIOUS LOUNGE



FITTED KITCHEN WITH  
BUILT-IN APPLIANCES



FAMILY SHOWER ROOM



DOUBLE GLAZING  
THROUGHOUT



OFF-STREET PARKING



BLACKBIRDS  
9  
ROOFS











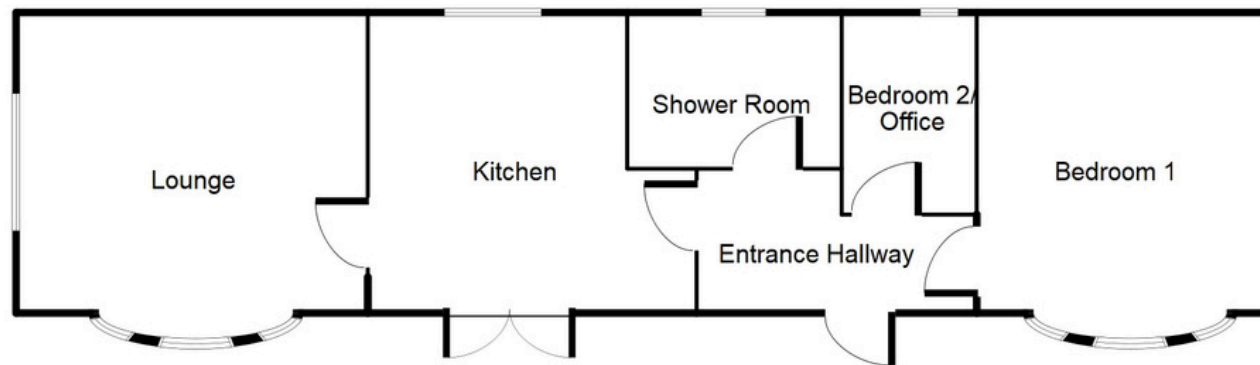






# GROUND FLOOR FLOORPLAN

## Ground Floor



This floorplan is just an example, this is not to scale.  
Please see description for exact room sizes.  
(c) Soul Estates

### ENTRANCE HALL:

2' 4" X 8' 9" (0.71M X 2.66M)

### LOUNGE:

9' 5" X 13' 0" (2.87M X 3.96M)

### KITCHEN:

9' 5" X 11' 9" (2.87M X 3.58M)

### BEDROOM 1:

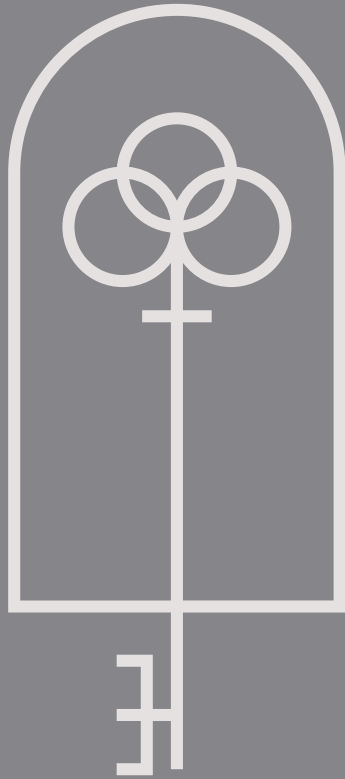
9' 5" X 10' 1" (2.87M X 3.07M)

### BEDROOM 2 / OFFICE:

6' 10" X 4' 10" (2.08M X 1.47M)

### SHOWER ROOM:

4' 8" X 5' 6" (1.42M X 1.68M)



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**CONTACT US**

Soul Estates  
20 Great Bridge  
Tipton  
DY4 7HA

0121 647 6779

[www.soulestates.co.uk](http://www.soulestates.co.uk)



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