



Connells

Meadow View Earls Ditton Lane
Hopton Wafers Kidderminster

Meadow View Earls Ditton Lane Hopton Wafers Kidderminster DY14 0NE

for sale
£160,000



Property Description

Stunning Park Home nestled within the rural Hamlet of Doddington, surrounded by scenic Shropshire countryside offering views across the fields and easily accessible walking and hiking routes. Near-by towns including Ludlow, Cleobury Mortimer, Tenbury and Bewdley boast an array of amenities, with public transport routes along the A4117 providing easy access to all. On approach, a neatly kept driveway provides private parking and access to the front door. Stepping inside, a welcoming hallway branches off to all rooms including a cosy dining room, spacious lounge, modern fitted kitchen with integrated appliances, two double bedrooms, a bathroom and an additional shower room. Double glazed windows throughout. Externally, Meadow View boasts a wrap around style garden providing a private outdoor space to enjoy.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Notes

The sale of this property is subject to receipt of Grant of Probate. Please seek obtain an update from the branch with regards to the potential timeframes involved.

There are a number of obligations on both sellers and buyers when completing the

process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

Front Elevation

Neatly presented block paved driveway and steps up to the front door.

Entrance Hall

Spacious and welcoming hallway offering tiled flooring, ceiling light point and a panelled radiator.

Dining Room

8' 11" x 8' 3" (2.72m x 2.51m)

Cosy dining area offering tiled flooring, ceiling light point, panelled radiator and a double glazed window to the side.

Lounge

17' 4" x 11' 9" (5.28m x 3.58m)

Spacious lounge boasting a feature electric fireplace and surround, fitted carpet, two ceiling light points, two panelled radiators and double glazed windows to the front and sides.

Kitchen

11' 1" x 9' 9" (3.38m x 2.97m)

Modern fitted kitchen offering a range of wall and base units with ample work surface space and fitted splashbacks. Inset sink and drainer unit, integrated fridge freezer, washing machine and oven and hob with an extractor fan above. Built-in pantry cupboard, tiled flooring, ceiling spotlights and a double glazed window and door to the side.

Bedroom One

10' 3" x 9' 4" (3.12m x 2.84m)

Double bedroom offering built-in wardrobes, fitted carpet, ceiling light point, panelled radiator and a double glazed window to the rear.

Bedroom Two

10' 2" x 9' 2" (3.10m x 2.79m)

Double bedroom offering built-in storage, fitted carpet, ceiling light point, panelled radiator and a double glazed window to the side.

Bathroom

Stunning white suite comprising a wash hand basin unit with storage, low flush WC and a freestanding roll edge bathtub. Tiled walls, laminate flooring, ceiling spotlights, chrome heated towel rail and a double glazed frosted window to the side.

Shower Room

Modern white suite shower room comprising a wash hand basin unit with storage, low flush WC and a walk-in shower cubicle with a sliding glass door. Tiled walls, laminate

flooring, ceiling spotlights, chrome heated towel rail and a double glazed frosted window to the side.

Outside

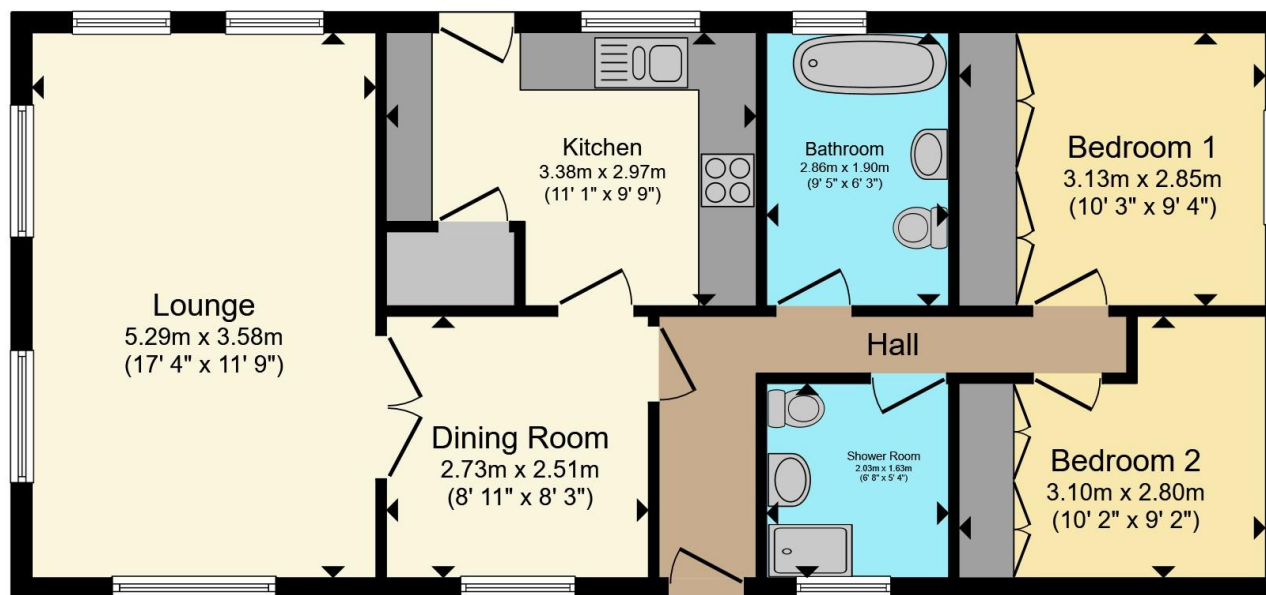
Garden

Wrap around style garden offering patio and lawn areas with ample space for storage buildings. Enclosed with a metal and wooden fence boundary.









Floor Plan

Total floor area 72.8 m² (784 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

Connells

To view this property please contact Connells on

T 01562 682 14
E kidderminster@connells.co.uk

28-29 Worcester Street
 KIDDERMINSTER DY10 1ED

EPC Rating: Exempt
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/KMR312599

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.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: KMR312599 - 0006