



Connells

Hinksford Mobile Home Park
Kingswinford

Hinksford Mobile Home Park Kingswinford DY6 0BB

for sale
£160,000



Property Description

This stunning park home boasts a fantastic location, nestled against picturesque fields and countryside, and is enveloped by beautifully landscaped gardens at both the front and rear, all within the charming Hinksford Park development. The spacious interior features gas central heating (LPG) and UPVC double glazing, offering a comfortable living experience. It includes an inviting entrance porch, a cozy front lounge, a well-equipped kitchen diner, two bedrooms, and a shower room. Additionally, the property comes with two allocated parking spaces and a useful outdoor storage area.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

Entrance Porch

Double glazed entrance door to rear elevation, double glazed window to side elevation, radiator. space and plumbing for domestic appliances.

Lounge

Double glazed window to front elevation , double glazed door to side elevation, feature brick fire surround, t.v point , radiator.

Kitchen Diner

Fitted kitchen comprising a range of shaker style wall and base units with work surfaces over, electric oven , gas hob with extractor over, stainless steel drainer sink unit, wall mounted central heating boiler, radiator, double glazed bow window to the side elevation.

Bedroom One

Double glazed bow window to the rear and double glazed window to the side and radiator.

Bedroom Two

Double glazed window to the side elevation, radiator.

Shower Room

Suite comprising shower cubicle with electric shower, wash hand basin, wc, double glazed window to side elevation , tiling, radiator and extractor fan.

Outside

The front elevation features an attractive, low-maintenance landscaped garden, complemented by a vegetable patch and a storage area on the side. At the rear, there is a paved patio that adjoins a lawn area, adorned with a variety of mature plants and shrubs, offering picturesque views of the rolling open fields and surrounding countryside. Additionally, two designated parking spaces are conveniently situated at the front of the park home.

Agents Note

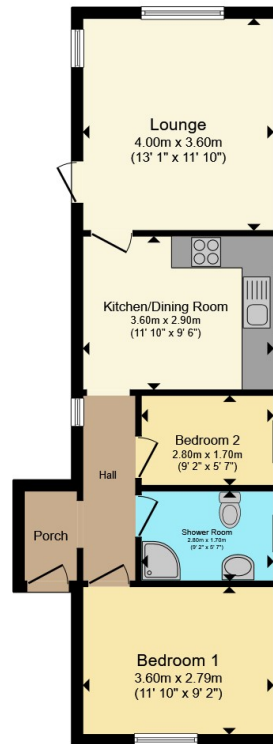
Agents Note: There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy 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)









Total floor area 50.5 m² (543 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

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4 & 5 Stone Street
DUDLEY DY1 1NS

EPC Rating: Council Tax
Exempt Band: A

Tenure:

view this property online connells.co.uk/Property/DUD314937

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.

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