



Biddulph Park, Ironstone Road, Burntwood, WS7 1LG

Offers In the Region of £130,000

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Welcome to Biddulph Park, Burntwood...

Paul Carr Estate Agents are DELIGHTED to bring to market another fantastic park home, on the ever sought after Biddulph Park Site in Burntwood.

A community feel location with everything you need on your doorstep, this is the perfect place for those looking for a relaxing environment to settle down. With local shops and transport links within walking distance, you still have the luxury on local amenities right on your doorstep!

Internally this park home has had a refresh, with new carpets throughout, making it move in ready. Internally you are welcomed with a light and airy living area, leading into the well maintained kitchen with a built in fridge/freezer and space for all other appliances. The bedrooms are both good sizes, and the bathroom is clean and spacious, with a sink, toilet and shower cubicle. Externally the park home benefits from its own garden area, ideal for those looking to add their own 'green fingered' stamp on the outside space.

It's also key to note the outside of the park home has also been freshly painted. With no onward chain, if you think Biddulph Park could be the place for you, please contact us on 01543 686444!!

This is not one you want to miss...

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.





Property Specification

NO ONWARD CHAIN!
SOUGHT AFTER BIDDULPH PARK , BURNTWOOD
OVER 55'S ONLY
SPACIOUS LIVING AREA
KITCHEN WITH BUILT IN FRIDGE/ FREEZER



Lounge/Diner 5.98m (19'7") x 3.70m (12'2")

Kitchen 3.72m (12'2") x 3.53m (11'7")

Inner Hallway

Bedroom 1 3.30m (10'10") x 2.96m (9'9")

Bedroom 2 2.98m (9'9") x 2.78m (9'1")

Shower Room

Agent's Note:

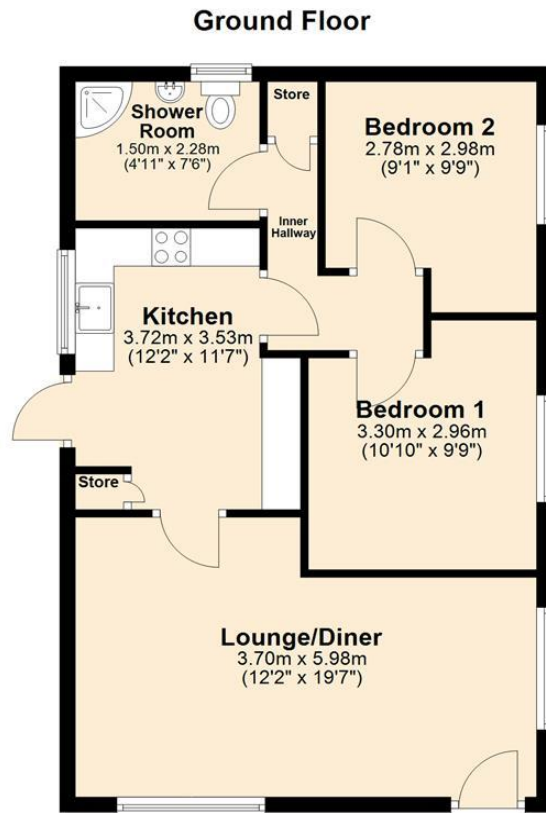
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Come on the market:

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Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Map Location



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 **OnTheMarket**.com

 **rightmove**.co.uk
The UK's number one property website

 **The Property Ombudsman**

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