





## Property Description

A large one bedroom park home on the ever-popular Meriden Hall Park. Finished to a modern standard, with an up-to-date kitchen, media furniture and ensuite to the bedroom, the property is perfect for anyone looking to move in immediately. The property also boasts a driveway, private shed, scooter store and, best of all, views of the communal garden from the living room. Briefly comprising open plan lounge and kitchen area, one bedroom with ensuite and driveway. Offered with no upward chain.

## Lounge / Kitchen

Open-plan lounge and kitchen area featuring a media wall, electric fire and patio doors. The kitchen is fitted with a range of base and wall units with complementary work surfaces, sink and drainer with mixer tap, appliances including electric oven and hob with cooker hood, countertop dishwasher and integrated fridge freezer. Three side windows and a door lead out to the decking area.

## Bedroom

Fitted wardrobes providing hanging and shelving space, window to the side, door through to:

## Ensuite

Fitted with a suite comprising of low level WC, wash hand basin fitted into vanity unit, shower cubicle, extractor fan and heated towel rail.

## Outside

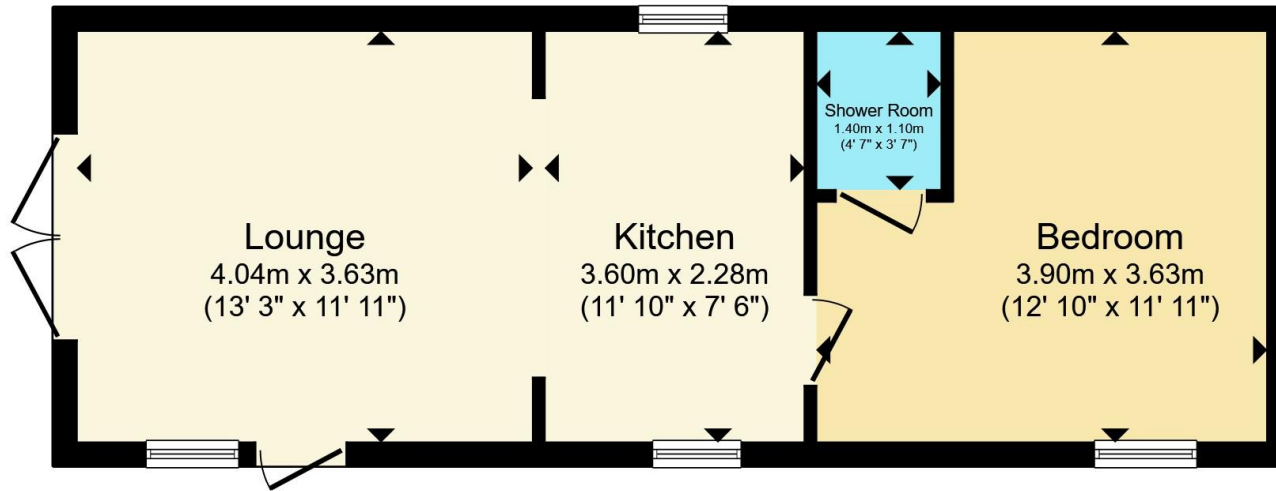
Having steps and ramped access, decking area, shed and scooter store, this park home also benefits from its own driveway for one car.

## 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](http://www.gov.uk))





Total floor area 37.7 m<sup>2</sup> (406 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](http://www.propertybox.io)



To view this property please contact Atkinson Stilgoe on

**T 01676 535234**  
**E [info@atkinsonstilgoe.co.uk](mailto:info@atkinsonstilgoe.co.uk)**

150 Station Road Balsall Common  
Solihull CV7 7FF

EPC Rating: Exempt  
Council Tax Band: A

Tenure:

**view this property online [atkinsonstilgoe.co.uk/Property/BAL106817](http://atkinsonstilgoe.co.uk/Property/BAL106817)**

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.

Atkinson Stilgoe is a trading name of Connells Residential which 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.atkinsonstilgoe.com](http://www.atkinsonstilgoe.com) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BAL106817 - 0004