

SAMUEL WOOD

7 Churchfields, Quatford, Bridgnorth, Shropshire, WV15 6QL

Offers In The Region Of £135,000


Russell Hobbs

7 Churchfields

Quatford, Bridgnorth, Shropshire, WV15 6QL

2 1 2

- 2 Bedroom Park Home
- Lovely River Setting
- Driveway Parking
- Dining Room & Sitting Room
- Lots of Storage
- Conservatory



Occupying a particularly attractive position on the outskirts of Bridgnorth, this park home is well presented enjoying spacious and versatile accommodation together with a delightful setting overlooking the river with a range of amenities available close by.



On entering, a welcoming reception hallway provides access to a useful WC/utility room. The well-appointed modern kitchen offers a good range of fitted units and provides access through to the dining room, creating a sociable and practical space. The separate sitting room is a particularly appealing room, featuring a wood-burning stove that provides a warm and inviting focal point. To the side is a conservatory, which enjoys views towards the river and provides an additional reception space that can be enjoyed throughout the seasons.

There are two bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The second bedroom provides a comfortable additional bedroom, guest room or home office as required.

Outside, the property benefits from a low-maintenance terrace garden, ideal for sitting out and enjoying the peaceful surroundings. Steps lead up to a further garden area to the rear, providing additional outdoor space and making the most of the property's elevated position.
A further notable feature is the large external storeroom, providing excellent additional storage for gardening equipment, bicycles and household items.



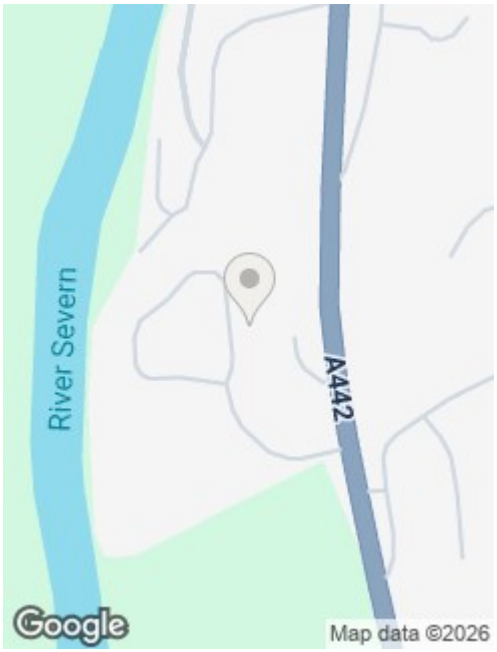



CLAPHAM JUNCTION
Battersea
Vauxhall
ELEPHANT & CASTLE









Directions

What3words //tonight.lobby.driftwood

Agent's Notes -

1). The ground rent is £1,600 per annum

2). Occupiers of the property can use the river frontage for course fishing during the fishing seasons, however must obtain all the necessary Severn Trent Water Authority/Environment Agency Licences which may also be required to be seen by the Park Agents.

3) Occupancy is for 11 months of the year. The property is subject to site rules, please contact the selling agent for a copy of the Park Rules.

Services: We understand the property has mains electric, private water and private drainage via a septic tank.

Broadband Speed: Basic 5 - 49 Mbps

Flood Risk: Very Low

Tenure: We understand the property is held on a holiday park home agreement. Park Homes are neither leasehold or freehold under the Mobile Homes Act 2013, the land on which they stand remains the sole property of the land owner.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Purchasers are advised to verify full details through their solicitor prior to exchange of contracts.

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the office on 01588 672 728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764





Floor Plans



Floor Plan

Total floor area: 89.4 sq.m. (962 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.