Lichfield Road | Walsall | WS8 6LW

Offers Around £210,000

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Summary

BRAND NEW DOUBLE UNIT PARK HOMEPARTLY FURNISHED****TWO BEDROOMS**OVER 45'S**PET FRIENDLY**£210 MONTHLY GROUND RENT**READY TODAY**

Situated on a desirable corner plot within the Sandfield Mobile Home Park, this beautifully presented brand new double unit park home offers stylish, low maintenance living in a peaceful community exclusively for the over 45's. Complete with a 10 year manufacturer's warranty, this *turnkey* home is ready for immediate occupation and provides an excellent opportunity for those looking to downsize without compromising on comfort or quality.
Within easy access of Brownhills High Street and excellent bus routes to local towns, the M6 Toll road and the A5 provide access to Lichfield, Cannock and the M6 network, externally, the property enjoys an attractive block paved driveway providing off road parking, together with well maintained lawned gardens to the side and rear, creating an ideal space to relax, entertain or enjoy the outdoors.

Stepping inside, you are welcomed into a bright and spacious open plan kitchen and dining area with an inviting lodge style feel. The contemporary fitted kitchen offers an excellent range of wall and base units complemented by integrated appliances including a fridge freezer, washing machine, dishwasher, oven and hob, making it perfectly equipped for modern day living.

Key Features

- BRAND NEW DOUBLE UNIT PARK HOME - WELL ESTABLISHED RESIDENTIAL DEVELOPMENT CLOSE TO BROWNHILLS
- EXCLUSIVELY FOR THE OVER 45's AND PART EXCHANGE WELCOME
- FULLY FITTED KITCHEN AREA WITH INTEGRATED FRIDGE FREEZER, WASHING MACHINE, DISHWASHER, OVEN AND HOB
- TWO DOUBLE BEDROOMS - MASTER BEDROOM WITH FITTED WARDROBES AND ENSUITE SHOWER ROOM
- BLOCK PAVED DRIVEWAY AND LAWNED SIDE AND REAR GARDENS
- DESIRABLE CORNER PLOT POSITION AND PARTLY FURNISHED
- SPACIOUS OPEN PLAN KITCHEN/DINING ROOM
- GENEROUS LIVING ROOM WITH FEATURE ENTERTAINMENT WALL AND INSET ELECTRIC FLAME EFFECT FIRE
- SEPARATE BATHROOM
- SITE FEE/GROUND RENT £210 PER MONTH - PET FRIENDLY - READY TO VIEW TODAY - CALL WEBBS ALDRIDGE 01922 288800!!

Rooms and Dimensions

LOBBY

DINING KITCHEN
18'11" x 12'4" (5.79m x 3.78m)

LIVING ROOM
19'0" x 10'2" (5.80m x 3.12m)

INNER HALLWAY

MASTER BEDROOM WITH FITTED WARDROBES
9'6" x 8'5" (2.90m x 2.58m)

ENSUITE SHOWER ROOM

BEDROOM TWO WITH FITTED WARDROBES
9'1"/7'3" x 8'11" (2.79m/2.22m x 2.72m)

BATHROOM

Identification Checks

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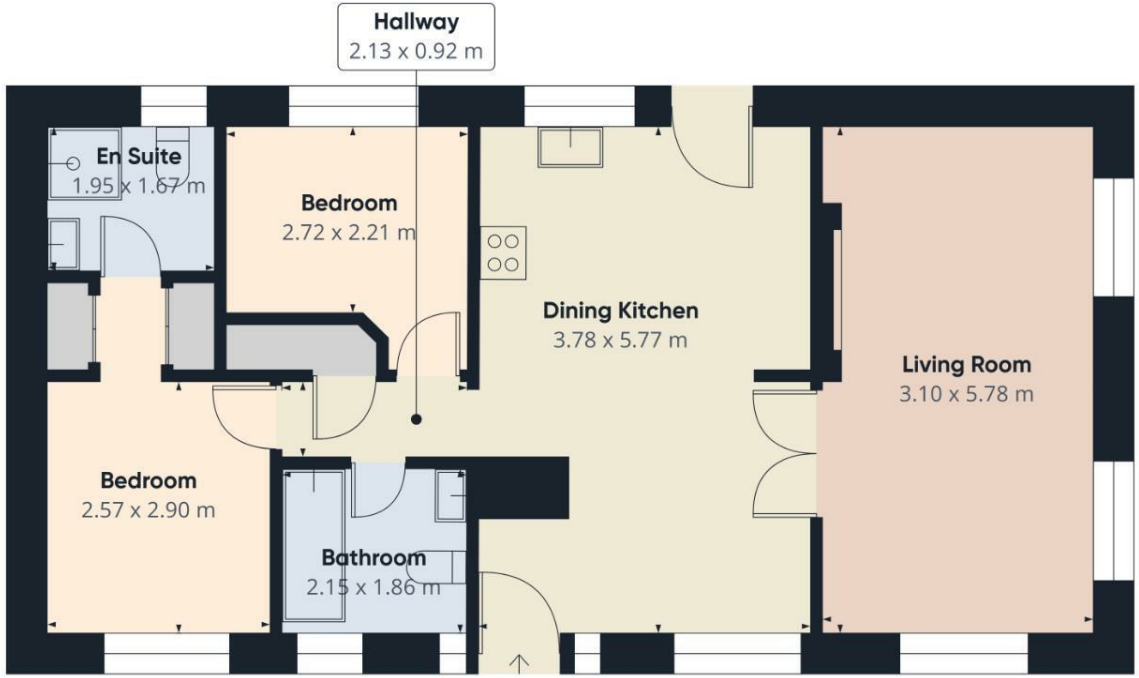

Approximate total area(1)
65.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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