

2 Brookside Caravan Park Kinnerley Oswestry SY10 8EL



2 Bedroom Park home
Asking Price £75,000

The features

- IMMACULATELY PRESENTED DETACHED PARK HOME
- GOOD SIZED LOUNGE/DINING ROOM AND KITCHEN
- DRIVEWAY WITH PARKING FOR TWO CARS
- ENVIABLE VILLAGE LOCATION
- VIEWING HIGHLY RECOMMENDED
- DECEPTIVELY SPACIOUS ACCOMMODATION
- 2 DOUBLE BEDROOMS AND SHOWER ROOM
- GARDEN LAID FOR EASE OF MAINTENANCE
- ALL YEAR ROUND RESIDENCY FOR THE OVER 50'S



*** ENVIABLE VILLAGE LIVING ***

An opportunity to purchase this deceptively spacious detached Park Home on this small development for the over 55's.

Occupying an enviable position on the edge of this sought after self sufficient village, ideally placed for commuters with ease of access to the A5/M54 motorway network, Oswestry and Shrewsbury.

The accommodation briefly comprises good sized Lounge /Dining Room, spacious Kitchen with appliances, 2 double Bedroom sand Shower Room.

The property has the benefit of LPG central heating, double glazing, parking for two cars and easily maintained garden bordered by countryside.

Viewing recommended

Property details

LOCATION

The property occupies an enviable position on the edge of this popular village, ideally placed for commuters with ease of access to the A5/M54 motorway network. Kinnerley boasts a lovely village public house/restaurant, church, school and post office/general store and community hall that hosts various functions. The village also provides a regular bus service to the market towns of Oswestry and Shrewsbury

LOUNGE/DINING ROOM

Steps lead up with front door opening to the lovely light and spacious room with window to the side and bow window to the front. Attractive ornamental fire surround housing living flame electric fire, media point, radiators.

KITCHEN

A good sized room well fitted with range of units incorporating single drainer sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having concealed washing machine. Inset 4 ring hob with extractor hood over and oven and grill beneath, space for fridge freezer and range of eye level wall units. Window to the side, radiator.

INNER HALL

with useful cloaks cupboard and off which lead

BEDROOM 1

A good sized double room with window to the side, excellent range of fitted wardrobes and central dressing table/drawer unit. Radiator.

BEDROOM 2

Another generous double room with window to the rear, fitted double wardrobe, radiator.

SHOWER ROOM

With shower cubicle with direct mixer shower unit, wash hand basin set into vanity unit, WC, extensive tiled surrounds, radiator. Window to the side and large Airing/Linen Cupboard.

OUTSIDE

The property occupies an enviable position on the edge of the park approached over double with gravelled driveway with parking for two cars. Personal garden which has been laid for ease of maintenance to gravelled and paved area with flower and shrub borders. Enclosed with wooden fencing with a lovely back drop over open farmland. To the rear is a paved area, perfect for garden storage

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold and subject to a monthly service charge of £166 PCM which includes the water. Being a Park Home please be advised that the purchase will be a cash purchase only and has a minimum age restriction of 55. 12 months residency is permitted.

SERVICES

We are advised that mains water, electricity and drainage are connected. LPG central heating.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band A - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

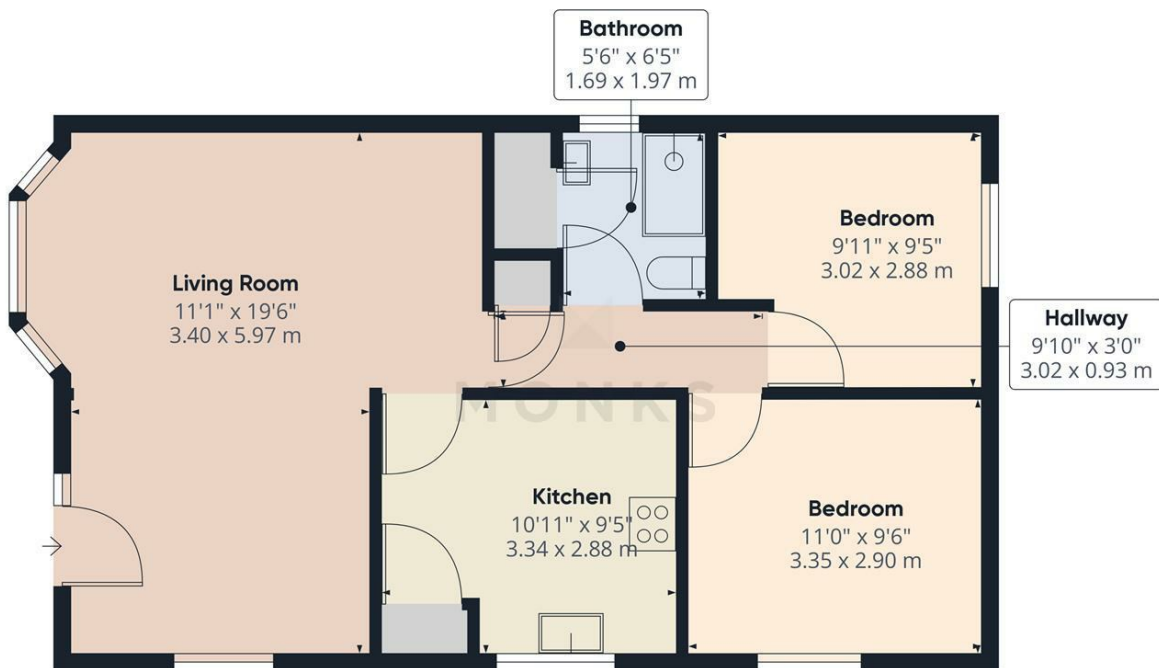
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

2 Brookside Caravan Park, Kinnerley, Oswestry, SY10 8EL.

2 Bedroom Park home
Asking Price £75,000





Approximate total area⁽¹⁾
654.85 ft²
60.84 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01691 674567

Email. info@monks.co.uk

Click. www.monks.co.uk

Oswestry office

16 Church Street, Oswestry,
Shropshire, SY11 2SP

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.