

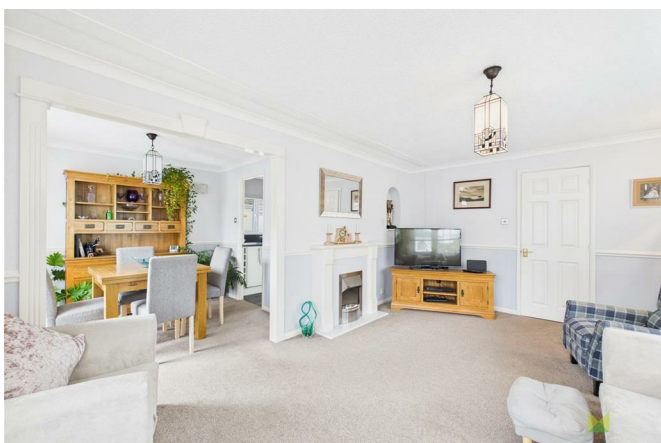
9 Brookside Caravan Park Kinnerley Oswestry SY10 8EL



3 Bedroom Park home
Offers In The Region Of £155,000

The features

- SPACIOUS AND BEAUTIFULLY PRESENTED
- ENVIABLE POSITION CLOSE TO AMMENITIES
- PRINCIPAL BEDROOM WITH WARDROBE AND ENSUITE
- DRIVEWAY WITH AMPLE OFF ROAD PARKING
- VIEWINGS ESSENTIAL
- GOOD SIZED SEPARATE LOUNGE/ DINING ROOM
- FITTED KITCHEN WITH APPLIANCES AND UTILITY
- TWO FURTHER BEDROOMS AND BATHROOM
- EASY MAINTENANCE ENCLOSED GARDENS



*** BEAUTIFULLY PRESENTED THREE BEDROOM PARK HOME ***

An opportunity to purchase this well presented and deceptively spacious three bedroom detached Park Home.

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, Kitchen, Utility Room, Principal Bedroom with walk in closet and Ensuite, Two Further Bedrooms, and Bathroom.

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

Viewing recommended

Property details

LOCATION

Kinnerley is a picturesque village nestled in the heart of Shropshire, England, surrounded by rolling countryside and rich farmland. Located approximately eight miles west of Shrewsbury and close to the Welsh border, the village offers a peaceful rural lifestyle while still providing convenient access to nearby towns. Kinnerley is known for its strong community spirit, historic charm, and scenic walking routes, including those along the River Vyrnwy. With a well-regarded primary school, a welcoming local pub, and a blend of traditional and modern homes, Kinnerley offers the perfect balance of tranquility and connectivity for families, retirees, and countryside enthusiasts alike.

RECEPTION HALL

Entrance through uPVC door leading into the Reception Hall. Door opening to storage cupboard, coved ceiling. Radiator and doors leading off,

LOUNGE

A well lit room with bow window to the side aspect and further window to the front aspect. Feature electric fire, dado railing, coved ceiling. Radiator, leading into,

DINING ROOM

With French doors leading out to the front aspect. Coved ceiling and dado railing. Radiator, door leading into,

KITCHEN

Fitted with a modern range of high gloss white fronted units comprising of cupboards and drawers with work surface over. Composite drainer sink set into base level unit. Eye level double oven/ grill, inset four ring halogen hob with extractor hood over. Integrated dishwasher and fridge/ freezer with matching fascia panels. Breakfast seating overhand, further range of wall mounted units and window to the side aspect. Radiator, door leading into,

UTILITY ROOM

With door leading out to the rear garden, work surface with space beneath for washing machine and tumble dryer. Range of wall mounted units.

PRINCIPAL BEDROOM

With window overlooking the side aspect, double bedroom and door leading into walk in wardrobe with fitted shelving and hanging space. Radiator.

EN SUITE

With suite comprising of shower cubicle, WC and wash hand basin. Window to the rear aspect. Heated towel rail.

BEDROOM 2

With window to the side aspect. Range of fitted bedroom furniture including wardrobes and drawers, radiator.

BEDROOM 3

A versatile room currently used as a home office/ study. Window to the side aspect. Radiator.

BATHROOM

With window to the side aspect. Suite comprising of panelled bath WC and wash hand basin. Heated towel rail.

OUTSIDE

To the front of the property there is a driveway providing ample off road parking. Path and steps leading to the entrance door. Raised decking terrace. The rear garden has been laid with slabs and gravel for ease of maintenance and perfect for entertaining with friends and family.

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold and subject to a monthly service charge of £155 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 50. 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.

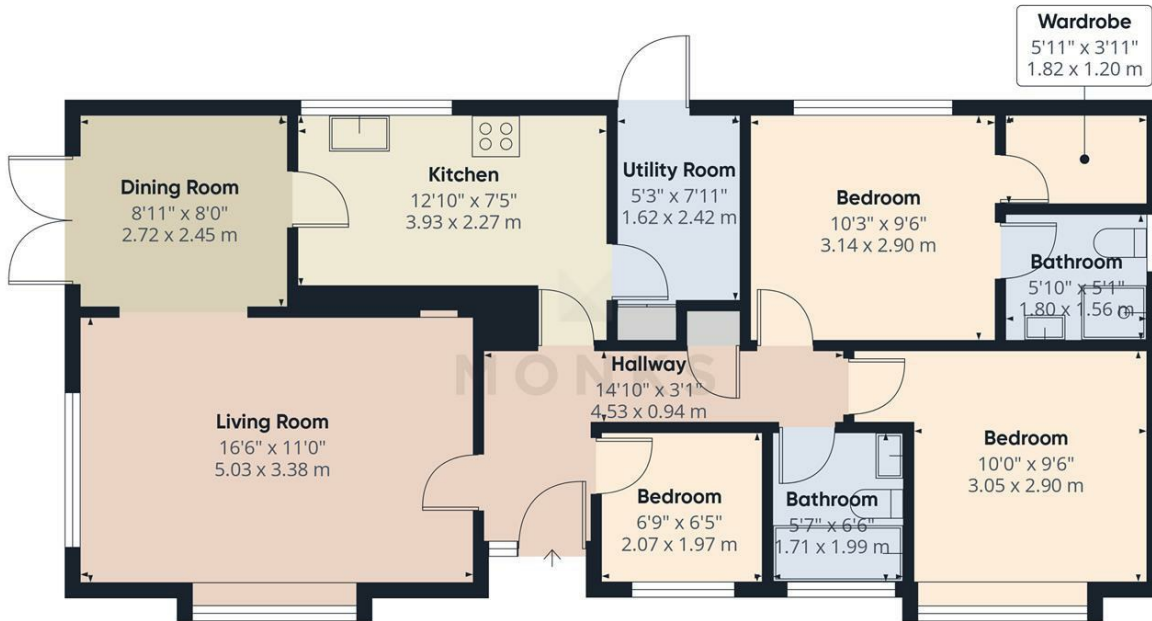
NEED TO CONTACT US

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.

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

3 Bedroom Park home
Offers In The Region Of £155,000





Approximate total area[®]
826 ft²
76.7 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.

GIRAFFE360



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Get in touch

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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	

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- 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.
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