

# 8 Brookside Kinnerley SY10 8EL



**3 Bedroom Park home**  
**Offers In The Region Of £140,000**

## The features

- DECEPTIVELY SPACIOUS AND WELL PRESENTED
- GOOD SIZED LOUNGE/ DINING ROOM
- THREE GOOD SIZED BEDROOMS
- DRIVEWAY WITH OFF ROAD PARKING
- ENERGY PERFORMANCE RATING 'E'
- ENVIABLE VILLAGE LOCATION
- FITTED KITCHEN WITH APPLIANCES
- ENCLOSED REAR AND SIDE GARDEN
- VIEWINGS ESSENTIAL



\*\*\* IMMACULATE 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, spacious Kitchen/ Dining Room with appliances, 3 double Bedroom sand Bathroom.

The property has the benefit of oil 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.

### LOUNGE

A well lit room with two bow windows to the front aspect, and bow window to the side aspect. Electric fire with surround and hearth. Dado railing and panelling, coved ceiling and French Doors leading out to the Rear Garden. Radiator.

### KITCHEN/ DINING ROOM

The kitchen has been beautifully fitted with a modern range of shaker style base level units comprising of cupboards and drawers with worktop over. Single drainer sink with window over overlooking the side aspect. Integrated oven/ grill with four ring electric hob set into worktop and extractor hood over. Kitchen island with worktop over. Further rang of wall mounted units, tiled splashback. LED downlights Space and amenities below worktop for washing machine.

DINING AREA- With window to the front aspect and door leading out to the front aspect. Laminate flooring and space for dining table.

### INNER HALLWAY

With doors leading off,

### BEDROOM 1

Double bedroom with bay window to the front asepect.

### BEDROOM 2

Another double bedroom with window to the rear aspect. Radiator.

### BEDROOM 3/ DRESSING ROOM

With a range of fitted wardrobes, window to the front aspect.

### BATHROOM

With window to the rear aspect and fitted with panelled bath with shower head over, WC and wash hand basin. Radiator.

### OUTSIDE

With driveway to the front providing off road parking. The garden has been laid with gravel for ease of maintenance with specimen tree's and enclosed with fencing.

### 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 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 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.

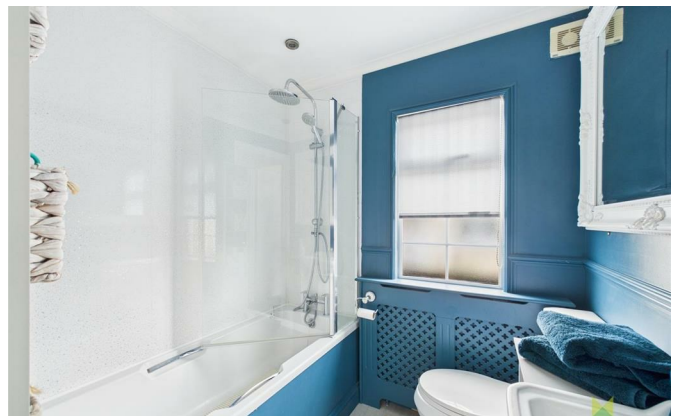
### NEED TO CONTACT US

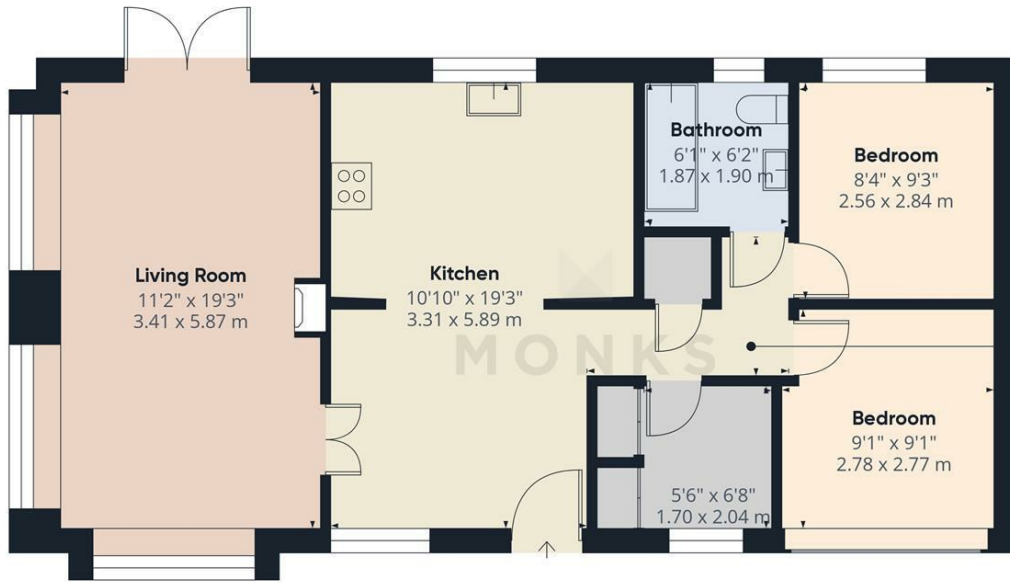
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



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**Approximate total area<sup>®</sup>**  
765.42 ft<sup>2</sup>  
71.11 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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## Get in touch

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## Oswestry office


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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.