





Property Description

A well-presented one-bedroom park home on the popular Eaves Green Park site, exclusively for the over-50s and ideal for those looking to downsize. Finished to a good standard, the accommodation comprises a lounge, kitchen, bathroom, and double bedroom. Benefitting from UPVC windows and doors, no onward chain and no Stamp Duty to pay, this attractive home offers comfortable, low-maintenance living in a sought-after setting.

Approach

Steps leading to front door.

Lounge

Windows to the front and side, feature fireplace with electric fire fitted, door through to:

Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, sink and drainer unit with mixer tap, appliances to include oven with 4 ring gas hob, space and plumbing for automatic washing machine and space for dining table.

Bedroom

Fitted wardrobes providing hanging and shelving space with overhead storage cupboards and dressing table, window to the side.

Shower Room

Fitted with a white suite comprising of low level WC, wash hand basin, walk-in shower cubicle and obscure glazed window to the side.

Outside

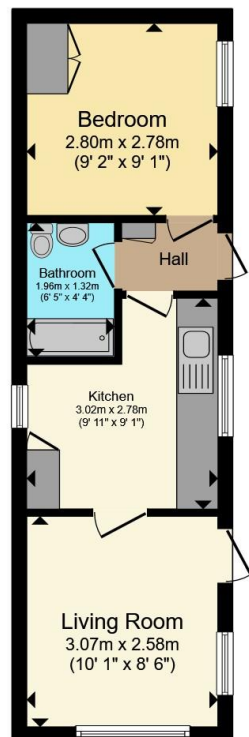
lawned garden with patio area and Parking space.

Buyer Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Total floor area 28.5 m² (306 sq.ft.) approx

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



To view this property please contact Atkinson Stilgoe on

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150 Station Road Balsall Common
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EPC Rating: Exempt
 Council Tax Band: A

Tenure:

view this property online atkinsonstilgoe.co.uk/Property/BAL106998

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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