



Helping *you* move



## 5 Tree Fields, Long Lane

Available with **NO UPWARD CHAIN** – A Two Bedroom Detached Park Home situated in this quiet locality amongst similar style properties reserved for the over 50's only. Cash offers only.

Offers in the Region of

**£80,000**



# 5 Tree Fields, Long Lane, Nr. Telford, TF6 6HF.

## Overview

- No Upward Chain
- Detached Park Home
- Over 50's only restriction
- No dogs allowed on the site
- Cash Offers Only
- Lounge, Dining Room
- Kitchen, Bathroom
- Two Bedrooms
- LPG Central Heating
- Lovely rural location
- Communal Parking
- Council Tax A



## Location

Situated in the rural locality of Long Lone approximately 2 miles distant from the Historic Market Town of Wellington, the property is served by a range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations. Access to the M54 via junction 6 to Telford Town Centre with its excellent range of shops and leisure facilities, and access to the wider West Midlands Conurbation, or junction 7 offers access towards Shrewsbury in the West

## Brief Description

This Detached Park Home is accessed via three steps up into the Kitchen which has a range of base and wall mounted units with complementary working surfaces, provision and space for a washing machine, fridge and cooker; door opening to an inner Hall with useful cupboard and access off into the Dining Room with window to the side and useful cupboard housing the boiler; double doors opening into the Lounge which offers delightful views to the rear over farmland and feature fireplace (not tested); door to the side with three steps down to the garden.



From the Hall, a door gives access to the Bedrooms and the Bathroom which has a three piece suite. Bedroom One has built-in wardrobes and drawers and a dual aspect to the front and side. Bedroom Two has a built-in wardrobe and window to the front.

Externally there is a lawned garden surround. Communal parking area a short walk away. Offered for sale with no upward chain.

#### TENURE

We are advised by the vendor that the property is held on an agreement pursuant to the Mobile Homes Act 1983, subject to a current ground rent of £109.63 pcm (subject to Park Rules) and vacant possession will be given upon completion.

If you are to resell the property there will be a 10% selling charge payable to the site owners



#### AGENTS NOTE

Please note that we are aware that the previous owner sadly passed away at the property. Please contact our office for further information.

#### LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band A

#### SERVICES

We are advised that the property has LPG Central Heating and mains Drainage, Water and Electricity. Barbers have not tested any apparatus, equipment, fittings, etc., or services to this property so cannot confirm that they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

#### VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

#### DIRECTIONS

From Wellington proceed towards Apley roundabout, take the exit onto Whitchurch Drive, at the roundabout continue along the A442 towards Crudgington. As you approach the Ugly Duckling Restaurant on your left turn left and continue past the Public House - bear around to the right and just after the Bungalow turn left into the communal car parking area.

#### METHOD OF SALE

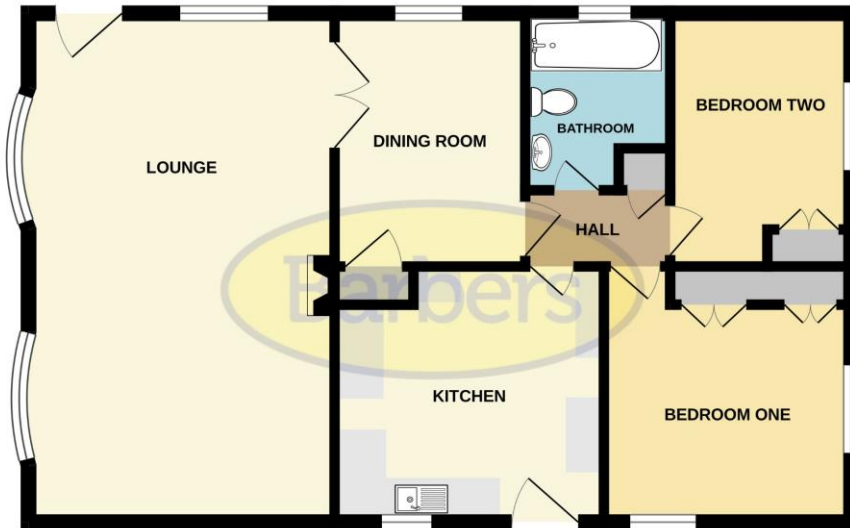
For Sale by Private Treaty.

WE32831.050423

#### AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

GROUND FLOOR



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**All measurements quoted are approximate:**

**LOUNGE** 19' 1" x 11' 6" (5.82m x 3.51m)

**DINING ROOM** 9' 6" x 7' 2" (2.9m x 2.18m)

**KITCHEN** 10' 1" x 9' 3" (3.07m x 2.82m) max.

**BATHROOM** 6' 8" x 5' 2" (2.03m x 1.57m) max.

**BEDROOM ONE** 9' 7" x 9' 3" (2.92m x 2.82m)

**BEDROOM TWO** 9' 4" x 6' 9" (2.84m x 2.06m)

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

**Barbers**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.