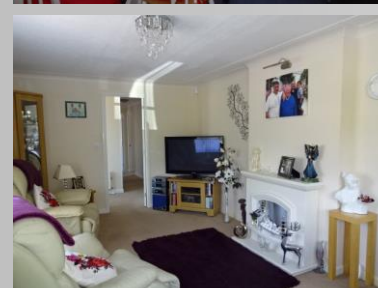
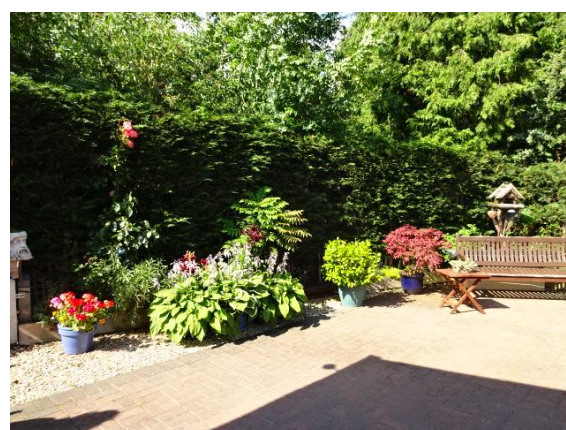


25 WILLOW PARK HOMES CLEOBURY ROAD  
FAR FOREST KIDDERMINSTER SHROPSHIRE DY14 9EB

phipps and  
pritchard  
with McCartneys

chartered surveyors  
estate agents  
auctioneers

25 WILLOW PARK HOMES  
CLEOBURY ROAD FAR FOREST  
KIDDERMINSTER  
SHROPSHIRE DY14 9EB



A Stately Albion Park Home, for persons aged 55 and over, with 11-month occupancy situated within the Village of Far Forest enjoying a superb corner plot on entering the Park with block paved driveway and two parking spaces, reception hall, lounge, dining room, kitchen, utility, 2 double bedrooms, master with en suite, office, bathroom.

PRICE: OFFERS IN THE REGION OF  
£130,000

Kidderminster  
01562 822244

Stourport-on-Severn  
01299 822060

Tenbury Wells  
01584 811999

Cleobury Mortimer  
01299 270301

Lettings  
01562 861886

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PROPERTY MISDESCRIPTIONS ACT: We have not tested services, fittings and appliances such as central heating, immersion heaters, fires, wiring, security systems and kitchen appliances. Any Purchaser should obtain verification they are in working order through their Solicitor or Surveyor. We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details. Phipps & Pritchard with McCartneys for themselves and the vendors of the property whose Agents they are, give notice that these particulars although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations or warranty whatever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

MEASUREMENTS: Quoted room sizes are approximate & only intended for general guidance. They have been rounded up/down to the nearest .076m (3"). You are particularly advised to verify all dimensions carefully, especially when ordering carpets, built-in furniture or fittings. Land areas are also subject to verification through legal advisors.



www.phippsandpritchard.co.uk

**DESCRIPTION** - Leighs Lodge, 25 Willow Park Homes is located in Far Forest on the edge of the Wyre Forest being equi-distant between Cleobury Mortimer and Bewdley, both having superb amenities.

Our vendor/clients have been in the property for seven years and was purchased new. The property is well presented throughout and well maintained both internally and externally.

An early inspection is recommended to avoid disappointment. The accommodation more fully comprises:-

**UPVC DOUBLE GLAZED FRONT DOOR** - with feature windows opens to:

**RECEPTION HALL** - having single radiator, smoke alarm, coving to ceiling, doors radiate to lounge, airing cupboard, office, bathroom, two double bedrooms. There is loft access to a part boarded loft with loft ladder.

**LOUNGE** - 18' 2" x 10' 7" (5.53m x 3.23m) having both front facing and side facing UPVC double glazed bow windows, ceiling light point, double central heating radiator, television aerial point, telephone point, coving to ceiling, feature fireplace with remote controlled pebble effect fire inset, double doors open to the:

**DINING ROOM** - 8' 8" x 8' 6" (2.64m x 2.60m) having side facing bow window and rear facing UPVC double glazed window, ceiling light point, television aerial point, coving to ceiling, open arch leads to :

**KITCHEN** - 10' 11" x 8' 6" (3.32m x 2.60m) having rear facing UPVC double glazed window, the kitchen being part tiled with roll top working surfaces and range of white gloss wall and base cupboards, built-in wine rack, stainless steel sink and drainer inset, integrated 'Electrolux' oven and grill and further integrated 'Electrolux' hob, space for American style fridge/freezer, door opens to:

**UTILITY ROOM** - 6' 9" x 5' 3" (2.06m x 1.60m) having rear facing double glazed door opening to the rear garden, two ceiling spots, single radiator, coving to ceiling, continuation of the working surfaces and white gloss wall and base cupboards from kitchen, space and plumbing for dishwasher, space for fridge/freezer, door opens to:

**STORAGE CUPBOARD** -

**OFFICE** - 6' 6" x 5' 3" (1.98m x 1.59m) having front facing double glazed window, ceiling light point,

single central heating radiator, telephone point, coving to ceiling, built-in office furniture with desk and shelving, BT broadband point.

**BEDROOM ONE** - 10' 2" x 9' 5" (3.11m x 2.88m) having rear facing UPVC double glazed window, ceiling light point, double radiator, television aerial point, telephone point. A double bedroom with built in bedroom suite including two built-in wardrobes, overhead storage cupboards with ceiling spotlights, built-in chest of drawers, door opens to:

**EN SUITE** - 9' 5" x 5' 7" (2.87m x 1.69m) having rear facing UPVC double glazed window, white suite comprising 'Twyford' wc and wash hand basin, both inset in to a vanity unit, extractor fan, stand-alone double shower cubicle, part tiled.

**BEDROOM TWO** - 8' 10" x 9' 5" (2.70m x 2.88m) having a front facing UPVC double glazed bow window, ceiling light point, double central heating radiator. A further double bedroom with coving to ceiling, built-in bedroom furniture with overhead storage cupboards and ceiling spots beneath, built-in wardrobes and bedside units.

**MAIN BATHROOM** - 6' 6" x 5' 7" (1.98m x 1.69m) having front facing UPVC double glazed window, ceiling light point, chrome ladder effect towel radiator, the bathroom is part tiled with a white suite comprising wc, wash hand basin and panelled bath, extractor fan, coving to ceiling.

**OUTSIDE:** - Number 25 enjoys a superb plot at the entrance to the site, block paved and gravelled areas enjoying a double parking area, gated access to the landscaped rear garden. Shed to remain having electrics. Outside Tap.

**SERVICES:** Mains services connected to the property include water, gas, electricity and mains drainage.

**TENURE:** . We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details.

Current Ground rent £1,750 per annum inclusive of water supply.

**CURRENT COUNCIL TAX BAND: A**

**FIXTURES & FITTINGS:** Any fixtures and fittings not mentioned in these Sale Particulars are excluded from the sale. Certain fixtures and fittings may be available by separate negotiation with the vendors.

**VIEWING:** By appointment with the agent's offices.

**DIRECTIONS TO THE PROPERTY:** From Stourport proceed along the Bewdley By-Pass to the island with Wharton Park Golf Club on the left and proceed along the Cleobury Road to Far Forest where the development will be on the left.

**MORTGAGE ADVICE:** Phipps & Pritchard Financial Services Ltd computerized software enables advice to be given on the whole of the market which shows a clear comparison between lenders interest rates and fees. Contact Mr Nigel Clee at the Kidderminster office. Authorised and regulated by the Financial Conduct Authority.

**SURVEYS & VALUATIONS:** Phipps & Pritchard with McCartneys carry out Homebuyers Reports & Valuations. Should you purchase a property from another Agent, or a Private Vendor, we would welcome your enquiry and be pleased to discuss your requirements. Please contact David Hughes at our Survey Department on 01584 813766 for further information.

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