14 Sandfield Farm, Lichfield Road, Brownhills, Walsall, WS8 6LN

Offers In The Region Of £60,000
The Property

An appealing Park Home which has been well maintained occupying a large plot offering potential for a large dwelling for which viewing is highly recommended.

The property is only available to those over 45 years of age, with a stipulation of no Dogs and no children under 18 years of age.

All amenities are available close at hand, with a wide variety of shops and services available in Brownhills, an excellent public transport network links Brownhills with all neighbouring centres. The property is conveniently situated for all major road networks and links to the regions motorways including the M6 Toll Road. Schools for all ages are also easily accessible.

Having LPG central heating and Upvc double glazing the accommodation includes:

Porch which has Upvc double glazed door and side panels to the front and side and through opaque glazed door into:

Reception Hall having fluorescent strip lighting, smoke alarm, useful storage cupboard off which houses the electric fuse board, also in the hall is the central heating thermostat control.

Lounge 9' 9" x 11' 3" (2.96m x 3.43m) has Upvc double glazed picture windows to both side and front and door to front, double radiator, fluorescent strip lighting, feature chimney breast with built-in display shelving, plentiful power points and telephone point.

Kitchen 9' 9" x 8' 6" (2.96m x 2.59m) has Upvc double glazed picture windows to two sides, a range of base units and wall cupboards with roll top work surface which has inset stainless steel sink unit with mixer tap and drainer, hot and cold plumbing for automatic washing machine, ceramic tiled splashback to the work surface, fluorescent strip lighting, store cupboard off housing a Worcester wall mounted condensing Combination LPG boiler, which provides domestic hot water and central heating and further shelved pantry cupboard off.

Large Bedroom 14' 2" x 9' 9" (4.31m x 2.96m) - which was originally two rooms - has Upvc double glazed picture windows to both rear and side, radiator, fluorescent strip lighting, built-in wardrobe with two single wardrobes, chest of drawers and cupboard space.

Shower Room has low level w.c., vanity wash hand basin, fully tiled shower cubicle housing a Triton Rapide 2 electric shower and glazed screen, mostly ceramic tiling to the walls and radiator.

Outside The property stands on an excellent sized plot, which has mostly been shaled in order to create very easily maintained garden space and offers a private and secluded feel.

The boundary is all bounded by fencing, there is an LPG tank, metal storage shed and concrete driveway with parking for one car.
General Information

Ground rent, service charge and fee for water are charged together at £19.00 per week.

The development is available only for over 45's with No Children and No Dogs allowed.

Services - mains electricity is provided together with mains drainage and water. Heating is by LPG gas cylinder.

EPC Rating: Not Applicable
Tenure: Leasehold
Council Tax: -
Fixtures and Fittings: All items specified in these sales particulars pass with the property.
Viewing: By prior telephone appointment with Edwards Moore, Aldridge office on 01922 745105
NOTE TO PROSPECTIVE PURCHASER

It is our intention to prepare these particulars as accurately as possible. If you require clarification on any points please call us before viewing especially if you are travelling a great distance. Purchasers please note that the appliances referred to in these particulars have not been tested nor have any fitted gas, electrical or other appliances referred to in these details. It is suggested that purchasers should have these independently checked prior to an exchange of contract.