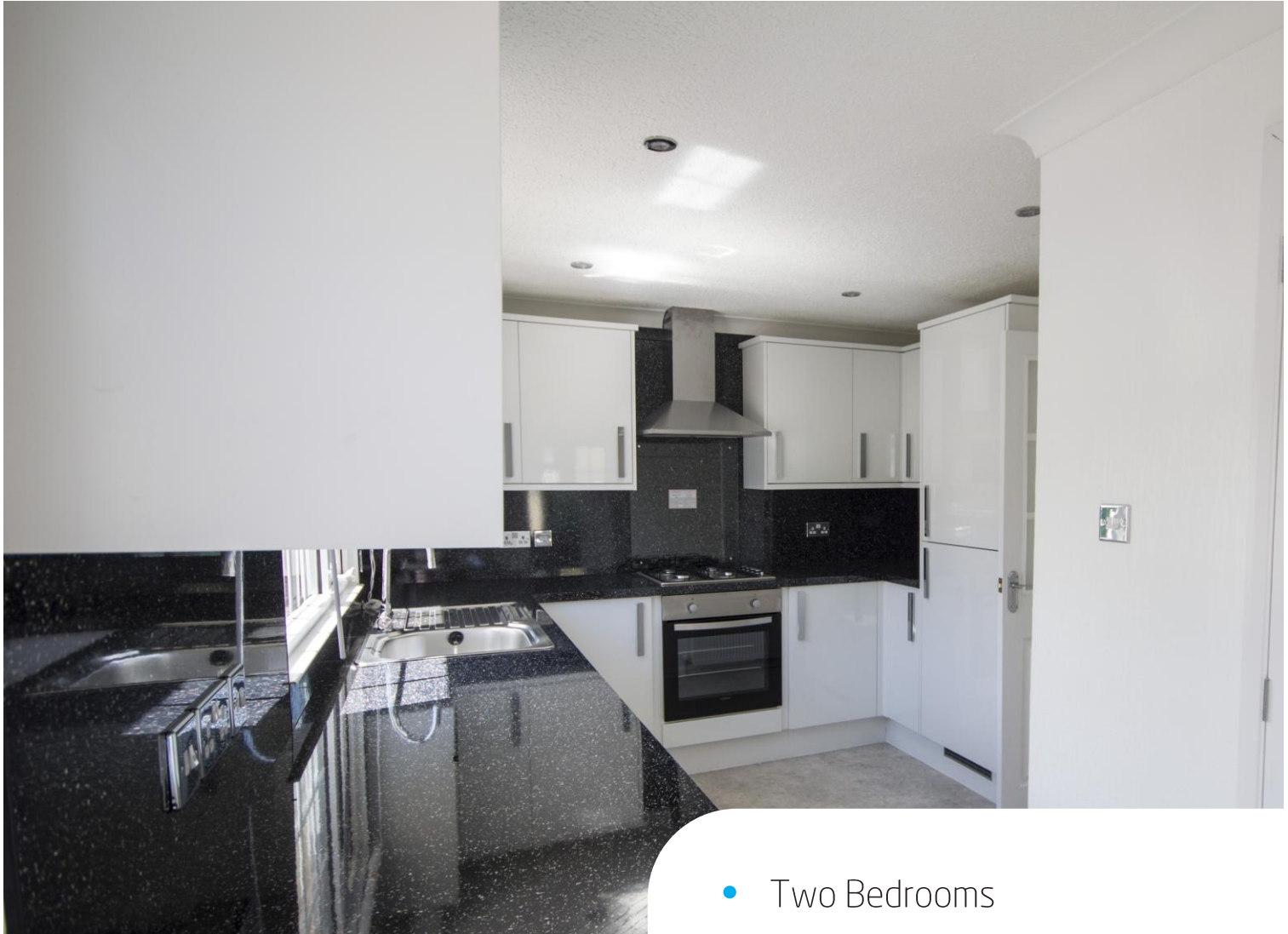


The Willows Park Homes | Cleobury Road | Far Forest | DY14 9EB



- Two Bedrooms
- Park Home
- Small Eleven Month Site
- Lounge
- New Kitchen With Appliances
- Semi Rural Location
- Cash Purchase Only

GENERAL INFORMATION

The Willows is a small select site still having some empty plots available. It is open for eleven months of the year and is closed in January.

Enjoying the semi rural position being situated in the village of Far Forest, which benefits from a convenience store with post office, two churches and good pub serving food.

It is home for many retired and semi retired folk over the age of 50 years. Children are allowed to visit and stay over, however they cannot make it their permanent home. And that is why this site works for so many. Peace and tranquillity rule. No heavy loud music or the revving of cars. This is a slow pace of life to be enjoyed.

10, The Willows is approximately 36' x 20' and comes complete with parking and a garden. In more detail this home is double glazed with Lpg central heating, redecorated with new flooring. Comprising fitted kitchen with appliances, lounge dining area, two bedrooms with fitted furniture and new shower room. Sockets and switches are replaced with chrome fronts.

Offering good value for money. Viewings are necessary to appreciate.

Side covered door allow access into the hallway.

HALLWAY

Being L shaped with coving to the ceiling, two ceiling light points and radiator.

LOUNGE

19' 8" x 16' 0" (5.99m x 4.88m)

Having L shaped living accommodation. Fireplace with fitted gas fire. Three bow windows, three ceiling light points, four wall light points, three radiators, aerial point, coving to the ceiling and door to the kitchen.

KITCHEN

14' 10" x 9' 8" (4.52m x 2.95m)

With modern white high gloss soft close units to wall and base with the latter boasting square edged working surface over. Inset stainless steel sink unit having mixer tap over. Fitted brand new four ring gas hob unit with extractor over. Built in new appliances to include; electric oven, integral fridge freezer, integral dish washer, integral washing machine too. Tiled effect flooring, inset ceiling spot lights, coving to the ceiling, window and pedestrian door. Useful cloaks cupboard and airing cupboard.

SHOWER ROOM

This too is brand new and modern. To comprise; vanity sink unit with mixer tap and storage.

Close coupled concealed flush wc suite, large wall mounted mirror, corner shower cubicle with Triton electric shower. Coving to the ceiling, heated towel rail, laminate flooring and window.

BEDROOM

11' 1" x 7' 10" (3.38m x 2.39m) Window, radiator, ceiling light point, coving and full width built in wardrobes.

BEDROOM

9' 8" x 8' 7" (2.95m x 2.62m)

Bow window, ceiling light point, coving, radiator and built in wardrobes.

ADDITIONAL INFORMATION

We have been informed that the council tax banding is A and payable to Wyre Forest District Council. Currently the occupancy is believed to be eleven months of the year, however this should be confirmed by contacting the site owners.

The property is leasehold with the ground rent being payable to the land owner each year. This amount is currently £1865.00 for the whole year, this includes water and drainage and is payable on the 1st April each year.

Central heating is provided by piped in LPG. Supplied by Countrywide. Each home has its own meter and your contract will be direct with Countrywide for payment.

Electric is purchased via the park. Each home is metered and you will receive a bill three times a year.

Mains telephone and broadband is available however not connected currently.

Sky Television is available subject to an account being set up. Please note there is no cable television in the area.

Bewdley is a quaint Georgian riverside town growing in stature from its trade from the Severn to the present day, when now the town is supplemented by the many visitors who come to Bewdley from all over the world. Boasting varied amenities and is of great historical interest with super architecture.

If you are up and around early on a Sunday morning then be sure to walk up Load Street as the bells in St Anne's church ring, calling the parish to prayer as they have done for years. There is a doctor's surgery, opened in July 2016, dentist, library, museum, vets, chemists, paper shop, various other shops and many varied eating houses. There are two food store, butcher, bakery, delicatessen and greengrocer. The Museum is also a must see and is free of charge.

Jubilee gardens behind the museum with fish pool, is a perfect spot to take a moment and sit and enjoy the flora and fauna.

For supermarket shopping etc Kidderminster has Tesco, Sainsbury's, Asda, Aldi, Co Op and Morrison's, with many more top high street stores. There is a small cinema and leisure facilities as well as a wide selection of eating houses. Cleobury Mortimer isn't too far away and has some smaller traditional shops and eateries.

The golden age of steam can be enjoyed at the Severn Valley Railway, which can be heard from the property. Several events are hosted by them throughout the year and draws hordes of visitors to the town. Many films have been staged on the platforms up and down the line and it's great to travel to Bridgnorth to enjoy a day's shopping!

The West Midlands Safari Park is on the outskirts of Bewdley. This is undergoing massive development for years to come.

Worcester, Bridgnorth, Ludlow, Merry Hill are all within a 40 minute drive.

FIXTURE AND FITTINGS

No item not listed will be included in the sale. However certain items may be available by separate negotiation.

DIRECTIONS

From our office, onto Load Street then bear left into Welch Gate and Winbrook. Continue until the Wharton Park Island taking the A456 towards Cleobury Mortimer. At Callow Hill turn right onto the A4117. Proceed through Far Forest and the Willows will be located on the left hand side of the road. The agent or his representative will meet you on the park for any viewings.

