



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

- Extremely Well Presented
- Two Double Bedrooms
- En Suite
- Dining Kitchen

Hayden  
Estates



## GENERAL INFORMATION AND APPROACH

Extremely well presented two double bedroom Stateley Albion park home. Situated on small 11 months site in the village of Far Forest. Close to amenities and lovely countryside.

The property is only a few years old and thus is still covered by the manufacturers warranty.

Internally the property is of a high standard, with all light switches and sockets being chrome. Lounge, dining kitchen, utility, en suite and main bathroom. Double glazed with gas fired central heating.

Garden to 3 sides with parking adjacent to this home. Open views to frontage also.

This property must be seen to appreciate all on offer.

## STEPS RISING TO FRONT DOOR.

L shaped hallway, radiator with TRV , coving to the ceiling, built in cupboard with radiator, two ceiling light points and access to the roof void.

## LOUNGE

15' 9" x 11' 7" (4.8m x 3.53m)

An abundance of natural lighting into this room. courtesy of three windows to two elevations. Georgian style glazed windows with bars. Aerial point two ceiling light points. Two attractive glazed doors to either end of the lounge.

Modern fireplace is the focal point with electric fire, coving to the ceiling and radiator with TRV.

## KITCHEN/DINER

14' 4" x 9' 7" (4.37m x 2.92m)

Well presented with white high gloss units to the wall and base with the latter boasting complimentary roll edged working surface over. Inset one and a half bowl stainless steel sink unit with mixer tap over. Partial tiling to the walls providing splash back. Inset four ring gas hob unit with concealed extraction fan over. Built in electric oven, integral fridge freezer and space for further white goods. Tiled effect vinyl floor coving, radiator with TRV, two windows to two elevations, coving to the ceiling, two ceiling light points and space for dining table. Door to utility.

## UTILITY ROOM

8' 2" x 5' 3" (2.49m x 1.6m)

Units as kitchen single bowl sink with mixer tap over space and plumbing for white goods, flooring as kitchen splash back as kitchen, coving and ceiling light point, wall mounted cupboard housing Worcester Bosch combination boiler which provides the domestic hot water and central heating requirements for this property. Radiator with TRV, door to external, and a very useful recessed cupboard.



## **BATHROOM**

7' 6" x 5' 6" (2.29m x 1.68m)

White suite, panelled bath, pedestal wash hand basin, close coupled wc suite, partial tiling, window, vinyl floor covering, coving, wall fan, radiator with TRV.

## **BEDROOM**

10' 5" x 9' 8" (3.18m x 2.95m)

Coving, deep window, ceiling light point, aerial point, radiator with TRV, and access to en suite and walk in wardrobe.

## **WALK IN WARDROBE**

Having hanging space and shelving, radiator, ceiling light point and coving.

## **ENSUITE**

5' 7" x 5' 2" (1.7m x 1.57m)

Corner shower cubicle with mixer shower, pedestal wash hand basin, close coupled wc suite, window, coving, wall extraction fan, partial tiling, attractive vinyl floor covering and ceiling light point. Radiator with TRV.

## **BEDROOM**

10' 5" x 8' 8" (3.18m x 2.64m)

Built in wardrobes, window, radiator with TRV, ceiling light point and aerial point.

## **GARDEN AND PARKING**

Landscaped low maintenance gravel beds, block paving pathways all around. Metal shed, steps off utility door further block paving and gravel border. Space for tubs and planters. Block paved parking to side.

## **COUNCIL TAX BAND**

Tax band A

## **TENURE**

Freehold

## **LOCAL AUTHORITY**

Wyre Forest District Council

## **HAYDEN ESTATES**

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