



Woodlands Park Homes, 73 Dowles Road, Bewdley, DY12 3AE

- Very well presented
- Two double bedrooms
- Balcony
- Modern bathroom and en suite

Hayden
Estates



GENERAL INFORMATION AND APPROACH

Extremely well presented wooden lodge being double glazed, with LPG central heating via Vallient combination boiler.

The lodge, a Tingdene Villa that been well maintained and refurbished. It is situated within the immaculate Woodlands Holiday Home Park.

A site of both fully residential homes and eleven month holiday homes for the over 50yrs.

This lodge is situated on a corner plot and has been maintained to a high standard and the owner is to be congratulated on its presentation as it is offered for sale today.

73, The Woodlands is governed under the parks eleven months occupancy rules. The current ground rent/service charge is £2850. This does include water, drainage and the upkeep of the park.

In more detail the property comprises two double bedrooms, the main bedroom boasts walk in wardrobe and en suite also. The second bedroom has french doors to a balcony, perfect for catching the sun rays! Large bright lounge dining room. Country style fitted kitchen and refitted shower room. All double glazed windows and doors. The heating is provided by LPG, which is piped in. The gas is payable to Flogas. Electric provided by the park.

Outside the garden wraps around the property with views over the forest. A metal shed is provided. Off road parking to the side of the property. There is additional parking for visitors nearby.

Block paved driveway allowing off road parking, wooden

steps rise to recessed front door having recessed lighting.

HALLWAY

Laminate floor covering, coving to ceiling, ceiling light point, radiator, side facing window, useful built in cupboard and door leads off to lounge.

LOUNGE/DINER

22' 5" x 15' 1" (6.847m x 4.617m) Four windows to two elevations allowing an abundance of natural lighting and views over the woodland. Three radiators, coving to ceiling, three ceiling light points, marble effect fireplace with inset electric fire. Aerial point, telephone point, space for dining table and doors lead to kitchen and rear hallway.

KITCHEN

12' 0" x 9' 4" (3.665m x 2.858m) Side facing window and part glazed door. Tiled effect laminate floor covering. Coving to ceiling, ceiling light point, radiator and most useful wall in cupboard with light housing Vallient boiler. This provides the domestic hot water and central heating requirements for this property. Cream fronted units to wall and base with the latter having rolled edge worktop over. Having inset single bowl sink unit with mixer tap over and tiled splash back. Space and plumbing for white goods, inset four ring gas hob with extractor over, inset electric oven. there is also a fitted breakfast bar.

REAR HALLWAY

Ceiling light point, coving to ceiling, wall mounted thermostat and rooms radiate off.

SHOWER ROOM

6' 3" x 5' 5" (1.907m x 1.666m) Refitted shower room having side facing opaque window, ceiling light point, coving to ceiling, fully tiled walls and heated towel radiator. Fitted vanity sink unit with waterfall mixer tap over, shower cubicle

with mixer shower over and close coupled wc suite.

BEDROOM

11' 0" x 9' 4" (3.358m x 2.854m) Rear facing French doors onto enclosed balcony. Radiator, laminate floor covering, ceiling light point, coving to ceiling and wall light point.

BEDROOM

9' 4" x 9' 1" (2.851m x 2.788m) Side facing window, laminate floor covering, radiator, ceiling light point, coving to ceiling, door to en suite, with access into walk in wardrobe. Having radiator, ceiling light point and wall mounted consumer unit.

ENSUITE

Refitted to provides fully tiled walls, tiled effect laminate flooring, ceiling light point and coving to ceiling. Wall mounted extractor fan, rear facing window, heated towel radiator, close coupled wc suite. Large walk in shower with rainfall with directional mixer shower.

GARDENS

Decked balcony spans the width of the unit, mature shrubs and plants, lawned area, paved area with metal shed. Outside lighting, outside tap.



HAYDEN ESTATES

33 Load Street
Bewdley
Worcestershire
DY12 2AS

T: 01299 405062
E: admin@hayden-estates.com
W: www.hayden-estates.com

COUNCIL TAX BAND

Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Shropshire County Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements