

# Town & Country

Estate & Letting Agents



**10 Brookside Park, Kinnerley, SY10 8EL**

**Offers In The Region Of £139,950**

WITH NO ONWARD CHAIN!! Town and Country Oswestry are delighted to offer this stunning two bedroom detached park home with good sized gardens located in a great position on a small purpose built complex with secure gated access on the outskirts of the picturesque village of Kinnerley in the beautiful Shropshire Countryside. The property is heated with LPG Central Heating, benefits from double glazing, off road parking and good sized, corner plot, well-maintained gardens. This is a site for the over 50's. Shrewsbury and Oswestry are easily accessible along with good road links to larger towns and cities.



## Directions

From our Willow Street office proceed out of town turning right onto Castle Street, then onto Beatrice Street, and onto Gobowen Road. Turn right at the junction and follow the road around back into town. Proceed along Salop Road until reaching the junction with Maesbury Road. Turn right and continue along until reaching the junction with the A483 bypass. Turn right then immediately left towards Maesbrook. Continue through the village and through Maesbury Marsh until reaching the junction. Turn left and follow the signs for Knockin. On reaching the village take the second turning on the right signposted for Kinnerley. Continue along into the village of Kinnerley. At the junction turn right and proceed out of the village, passing the school and over the bridge where Brookside will be found on the right hand side.

## Accommodation Comprises

### Hallway



Having a radiator, Karndean flooring, coved ceiling, loft hatch, area for cloaks with built in storage, second radiator and a window to the front. Doors lead off to all the rooms.

### Lounge 14'10" x 10'9" (4.51 x 3.28)



The lovely bright lounge has a bow window to the side and a window to the front along with Karndean wood effect flooring. There is a feature marble

fireplace with an electric fire inset and a coved ceiling. The lounge leads onto the dining room.

### Additional Photo



### Dining Room 7'7" x 6'8" (2.30 x 2.04)



Another bright room having French doors to the front onto a lovely enclosed decked seating area, window to the side, radiator, Karndean wood effect flooring, coved ceiling and a door leading through to the kitchen.

### Kitchen 12'0" x 7'6" (3.65 x 2.28)



The well appointed kitchen is fitted with a good range of base and wall units with contrasting work surfaces over, a window to the side, single bowl



sink with a mixer tap over, Karndean wood effect flooring, eye level Bosch electric oven, integrated microwave, five ring gas hob, chimney style extractor fan over, splash backs, spotlighting, coved ceiling, under unit lighting and space for and American fridge/ freezer. A door leads through to the utility.

#### **Utility 5'11" x 4'8" (1.80 x 1.42)**



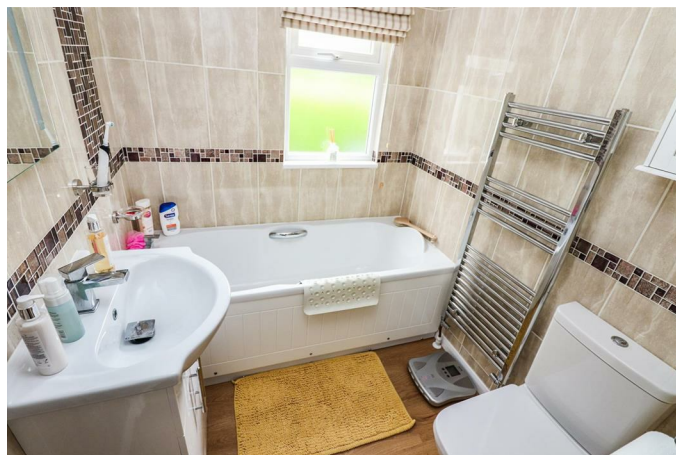
The utility has fitted base and wall units with work surfaces over, stainless steel single drainer sink with a mixer tap over, plumbing for a washing machine, radiator, Karndean flooring, space for a tumble drier and a part glazed door to the side porch.

#### **Side Porch 9'2" x 5'2" (2.80 x 1.57)**



Having vinyl flooring, space for appliances, fitted base units with work surfaces over, upvc frame and a glazed door leading to the garden.

#### **Family Bathroom**



Fitted with a panelled bath with a mixer tap over, window to the side, low level w.c., wash hand basin with a mixer tap on a vanity unit, concealed ceiling lighting, heated towel rail, fully tiled walls, Karndean wood effect flooring, coved ceiling, electric wall heater and an illuminated mirror.

#### **Bedroom Two 8'2" x 7'3" (2.50 x 2.20)**



The second bedroom is fitted with a range of sliding door wardrobes with rails and shelves, window to the rear, coved ceiling, built in triple wardrobe and a radiator.

#### **Bedroom One 9'8" x 8'10" (2.94 x 2.70)**



The main bedroom is a good sized double and has



a bow window to the side, radiator, coved ceiling and wall lights. A door leads to the walk in wardrobe measuring 1.39m x 1.12m which is fitted with rails and shelving. A door also leads to the en suite.

### Additional Photo



### En-Suite Bathroom



Having a window to the rear, shower cubicle, w.c, wash hand basin on a vanity with a mixer tap over, part tiled walls, Karndean flooring, extractor fan, wall heater and a coved ceiling.

### Driveway

To the side of the property there is a driveway which provides parking for two vehicles with further gravelled parking area space to the front.

### Gardens



The property sits in a corner position so enjoys very private corner plot style gardens with wrap around gardens to two sides. The current owners having lovingly created a garden which is easily maintained yet is full of colour and interest. There is a paved patio to the rear ideal for sitting and entertaining. There are lawned and shrubbed gardens beyond with feature raised beds and well stocked borders. To the side the garden continues with a shed measuring 8ft x 10ft, outside power points, outside tap and pretty planted flower beds. A gate leads to the front where the enclosed decked area can be found.

### Additional Photo





### Additional Photo



### Additional Photo



### Additional Photo



### Additional Photo



### Additional Information

There is an annual ground rent payable of approx £1692.00 per annum, this includes the service charge.

### Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

### Town and Country

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla.com), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### To make an offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT. If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

### Tenure

We understand the property is leasehold, although

purchasers must make their own enquiries via their solicitor.

We believe the council tax band to be A - purchasers must make their own enquiries.

### **Services**

The agents have not tested the appliances listed in the particulars.

### **Money Laundering**

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### **Hours of business**

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

### **Additional Information.**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

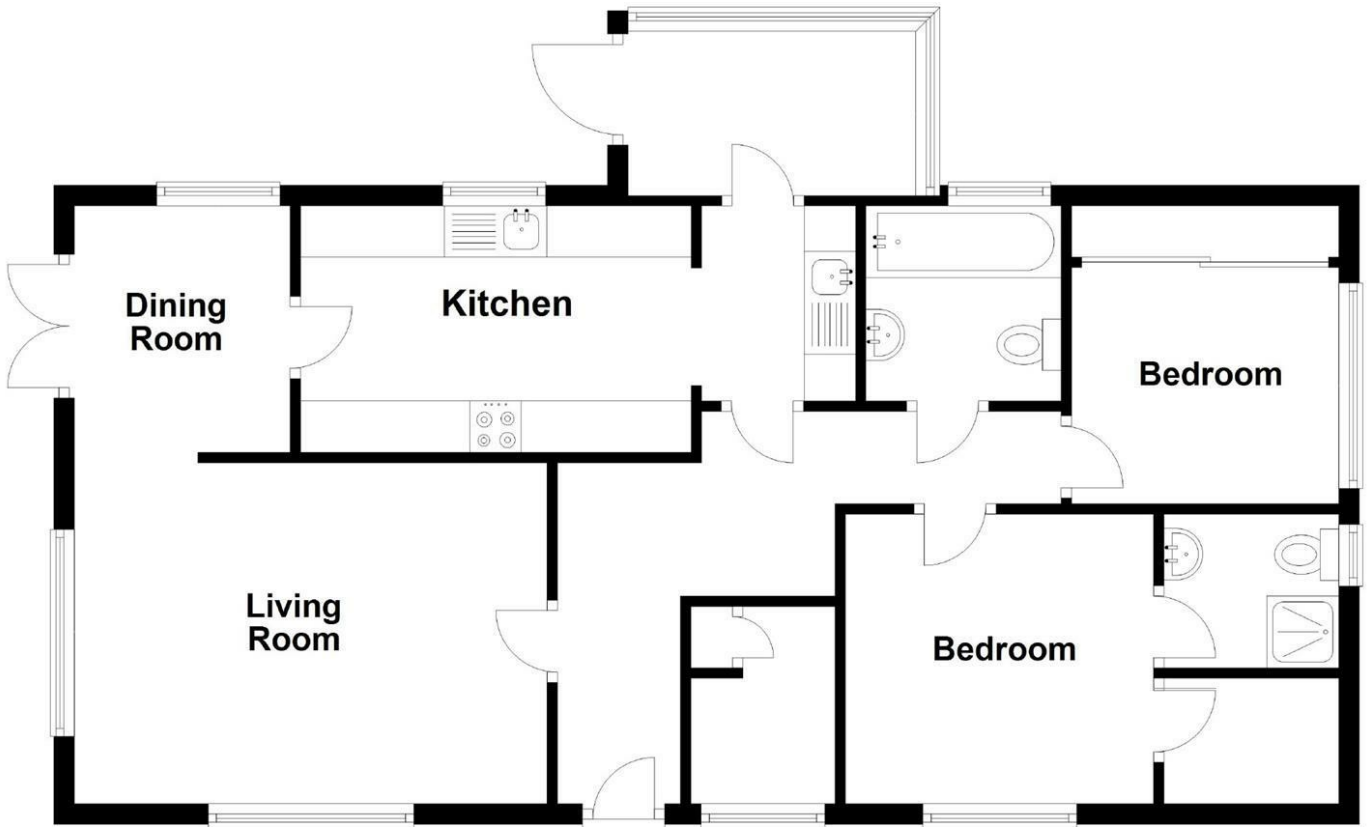
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **Information from the Vendors**

The park home is 12 years old. The model name is Omar and it is 40ft long x 20ft wide. There is a service charge payable of £141 a month, this includes the ground rent.



## Floor Plan

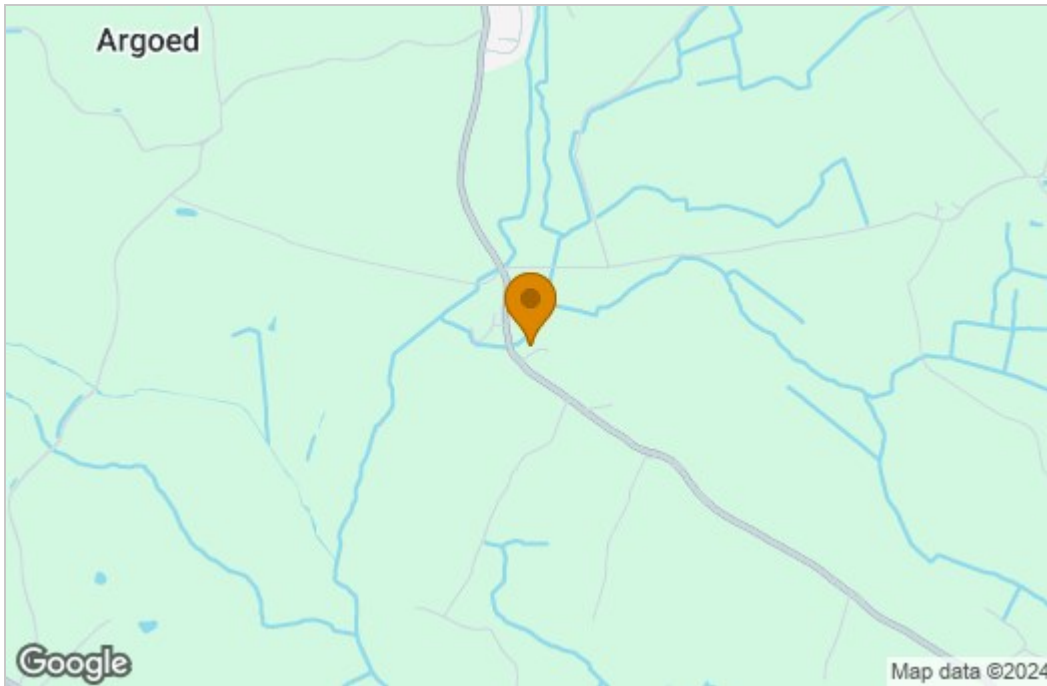


### Ground Floor

Approx. 76.1 sq. metres (819.2 sq. feet)

Total area: approx. 76.1 sq. metres (819.2 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>1</b>	<b>1</b>
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk