

SHELTON



LINES



17 Sunnyside Park, Claines WR3 7SP

17 Sunnyside Park

Claines, Worcester

Situated in a peaceful setting within an over-60s community, this well-presented two-bedroom park home offers comfortable, low-maintenance living with pleasant views across open fields.

The accommodation comprises a bright and welcoming living room, a well-equipped kitchen with space for dining, a generous principal bedroom complete with built-in wardrobes, and a second, smaller bedroom which is ideal for use as a dressing room, study or hobby room. A bathroom and useful entrance porch complete the internal accommodation.

Outside, the property benefits from a beautifully maintained garden, providing a lovely space to relax and enjoy the surrounding outlook. The home also offers off-road parking for two vehicles, along with additional visitor parking for family and friends.

Enjoying a quiet and friendly location, this delightful home is ideally suited to those aged 60 and over seeking a peaceful lifestyle within a welcoming community. Offering well-proportioned accommodation, attractive outdoor space and pleasant field views, this property is not to be missed.

LEASEHOLD

Service Charge and Ground Rent - £217 PCM. (Rolling lease, so does not expire)

Council Tax Band A - Worcester Council





Agents Notes

Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines – for terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyer's Info" page.

General Information

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.



GROUND FLOOR

