

Connells

Woodcot Park
Wilmcote Stratford-Upon-Avon

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Wilmcote Stratford-Upon-Avon CV37 9XT

for sale offers over
£165,000







Property Description

A beautiful RESIDENTIAL PARK HOME located in an idyllic setting and within walking distance of Wilmcote village. This property has plenty of kerb appeal along with an extremely well presented exterior and interior. Being 16 years old the park home has benefitted from new flooring through out approximately 12 months ago and newly refurbished within the last 18 months. There are TWO bedrooms along with an open plan lounge and dining room. Set within the countryside but in close distance to Stratford upon Avon town centre.

CALL OUR AGENTS NOW TO VIEW!

Location

This Park home is located on beautifully maintained site in the extremely sought after village of Wilmcote. Walking distance from the river Avon and other local amenities including a shop, post office and pub. This village has a wonderful community spirit with Shakespeare's Mary Arden's Farm also situated here. Located on the north side of the historic town of Stratford upon Avon, with it being a mere 3 miles away, there are also fantastic transport links to the A 46 and M40

Approach

This Park home has plenty of presence and kerb appeal, the park home has a beautiful exterior and a green lawn and mature tree to the left alongside a large driveway;

Lounge/Dining Room

19' 9" x 15' 2" (6.02m x 4.62m)

An open plan space having carpet throughout with the room having several double glazed windows to the front and side elevation creating a light and bright room, a main feature is the electric fireplace creating a warm ambience through those winter months. There is also sufficient space for a table and chairs creating a suitable entertaining space.

Kitchen

11' 2" x 9' 5" (3.40m x 2.87m)

A brilliant well maintained kitchen having all wall and mounted units with granite work surfaces over, asterite sink and drainer, double oven with gas hob and extractor hood, space and plumbing available for washing machine, with space for fridge freezer, a large pantry cupboard providing plenty of storage, double glazed door to the side gaining access to the garden, double glazed window to the side elevation.

Bedroom One

9' 4" x 10' 8" (2.84m x 3.25m)

This room has sufficient storage with fitted wardrobes to the rear wall, carpeted with double glazed window to the side elevation.

Bedroom Two

7' 7" x 9' 4" (2.31m x 2.84m)

A fantastic sized second room, having carpet throughout and fitted wardrobes, radiator and double glazed window to the rear elevation, currently used as a dressing room.

Bathroom

A large shower cubicle, having tiled splashbacks with W.C and hand wash basin with fitted cupboard to the base, tiled flooring and double glazed window to the side elevation.

Communal Facilities

This site has the benefit of being in close proximity to the local village of Willcote, having a village pub, shop and post office. There is also the historic Mary Arden's Farm providing a host of events. There is also brilliant countryside walks and views.

Garden

This park home has a beautifully maintained rear and side garden, having direct access via driveway, there is block pathing through out providing plenty of suitable seating and entertaining space, mature shrubbery and timber fencing to the boarders. There is also the added bonus of a shed located at the rear of the property.

Driveway

A front driveway having block pathed off road parking, sufficient space for two vehicles.

Agent Notes

Pitch fees are currently £150.06 per month.

New Boiler

New Worcester Bosch combi boiler fitted in September 2024. All certificates available.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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11B Meer Street
STRATFORD UPON AVON CV37 6QB

EPC Rating: Exempt

Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/STR108294

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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