

AP MORGAN



The Glen, Blackwell, Worcestershire
Asking Price £160,000

Features:

- Detached park home for the over 50s
- No onward chain
- Raised wrap around timber decked balcony
- Vaulted ceilings in lounge and kitchen dining room
- Mains gas, mains water and mains drainage
- Master bedroom with walk-in wardrobe and office space
- Fully integrated kitchen appliances
- Sought after Blackwell village location

Description:

A peaceful village setting, no chain, and a pace of life you will want to hold onto.

Set within a highly regarded semi-retirement development in the sought after village of Blackwell, this beautifully presented detached park home is designed for the over 50s who want to slow down without giving anything up. No chain, no compromise, and a setting that genuinely delivers on the promise of peaceful village living.

Step inside and the space surprises you. The lounge and kitchen dining room both benefit from vaulted ceilings, giving the whole home an airy, open feel that you simply do not expect. The lounge stretches further with triple aspect views, flooding the room with natural light whichever way you look. The kitchen is fully equipped with integrated gas hob, oven, microwave, dishwasher, fridge freezer and washing machine, everything already in place.

Both bedrooms are fitted with built-in furniture including drawers, keeping everything neat and considered. The master benefits from a walk-in wardrobe and a dedicated home office space. The shower room is well presented and built around a generous walk-in shower.

Outside, the raised timber decked balcony wraps around the property and is genuinely one of its finest features. Morning coffee, evening glass of wine, or simply sitting and watching the world slow down, it earns its place every single day. A brick built store and two parking spaces complete the picture.



Importantly for a park home, this property benefits from mains gas central heating, mains water and mains drainage, a combination that is far from standard and well worth noting.

The location does the rest. Blackwell village sits between Barnt Green and Bromsgrove, putting independent shops, cafés, a thriving village centre and a railway station within easy reach. The Lickey Hills are just down the road for those who still want fresh air and a proper walk. The M5 and M42 are within easy reach for when you need them, and quiet enough to forget about when you do not.

Monthly ground rent is approximately £217 PCM, TBC with solicitors.

Call us today and let us show you everything this special home has to offer. We have a feeling you will not want to leave.

Details:

Entrance Hall

Lounge 5.75 x 3.07

Kitchen 2.78 x 3.23

Dining Area 2.81 x 3.23

Bedroom One 2.78 x 3.10

Study 1.54 x 1.70

Walk-In-Wardrobe 1.16 x 1.70

Bedroom Two 2.81 x 3.10 Max

Shower Room 1.86 x 1.70 Max

EPC Rating: EPC Exempt

Council Tax Band: A (tbc by solicitors).

Tenure: Leasehold (tbc by solicitors).



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

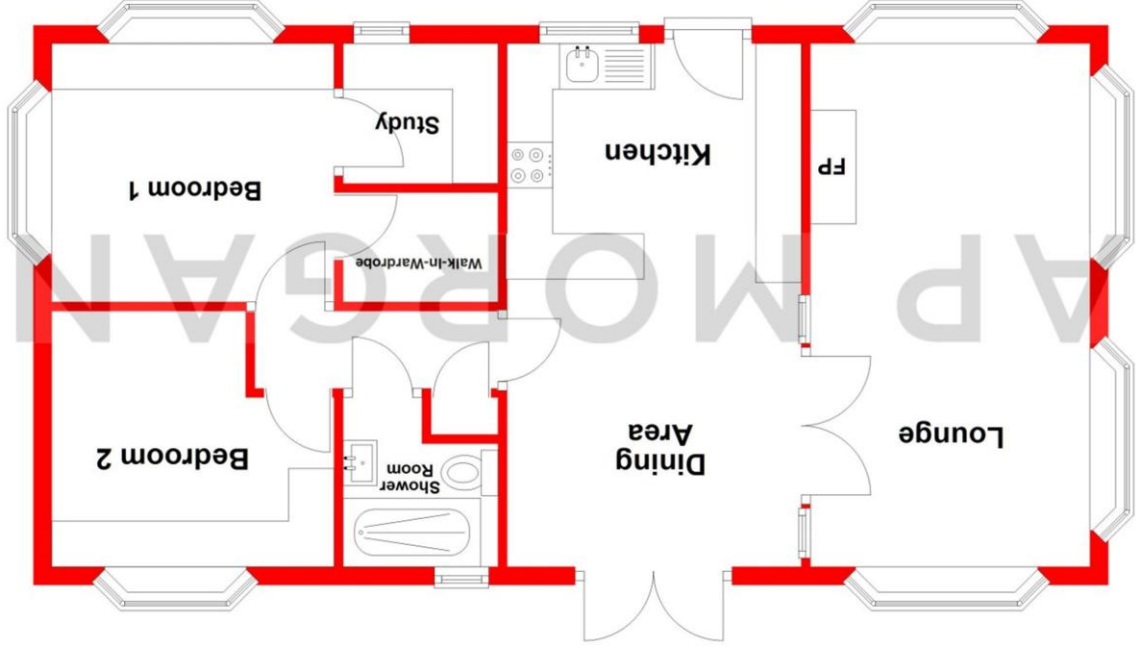
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Ground Floor
Approx. 711.1 sq. feet



Total area: approx. 711.1 sq. feet

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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