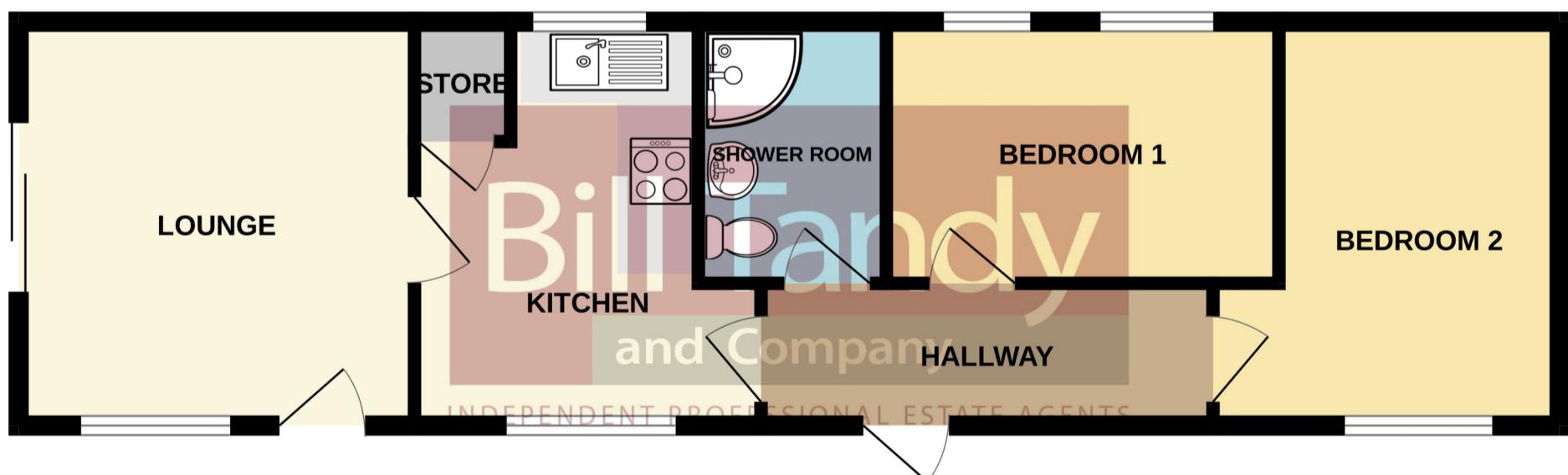


13 Biddulph Park, Ironstone Road, Chase Terrace,  
Staffordshire, WS7 1LG



GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 530 sq.ft. (49.2 sq.m.) approx.

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.

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**13 Biddulph Park, Ironstone Road,  
Chase Terrace, Staffordshire, WS7  
1LG**

## **£135,000 Leasehold Offers in Region of**

Viewing is strongly recommended to fully appreciate this delightful modern two bedroom park home located on the popular Biddulph Park just off Ironstone Road which has been upgraded by the current owner to a superb finish and quality throughout. With the benefit of UPVC double glazed and LPG central heating, the property sits centrally in a private plot position with pleasant gardens, two parking spaces and accommodation comprising; through entrance hallway, well appointed lounge, modern fitted kitchen, modern fitted shower room along side two good sized bedrooms.

NB. Biddulph Park is an exclusive Park home site for purchasers of 55 years of age and above.



### **ENTRANCE HALLWAY**

approached via an obscure upvc double glazed entrance door, doors leading off to further accommodation, ceiling light point, radiator.

### **FITTED KITCHEN**

2.3m x 3.5m (7' 7" x 11' 6") fitted with a modern wood effect kitchen with matching base and wall mounted units, work surfaces with inset induction hob and extractor fan above and fitted oven below, space and plumbing for washing machine, inset sink and drainer with mono mixer tap, built-in pantry cupboard, ceiling light point, dual aspect upvc double glazed windows to both sides, radiator, extractor fan, door to;

### **LOUNGE**

3.5m x 3.5m (11' 6" x 11' 6") with dual aspect upvc double glazed windows, upvc double glazed sliding door to rear raised decked patio area, obscure glazed upvc double glazed entrance door, ceiling light point, radiator.

### **BEDROOM ONE**

3.7m x 2.5m (12' 2" x 8' 2") with two upvc double glazed windows to side aspect, radiator, two ceiling light points.

### **BEDROOM TWO**

3.5m x 2.4m (11' 6" x 7' 10") with upvc double glazed window to side elevation, radiator, ceiling light point.



### **SHOWER ROOM**

fitted with a modern suite comprising corner enclosed shower cubicle with glazed sliding door, modern vanity unit with inset wash hand basin and storage cupboard beneath and hidden cistern w.c., ceiling light point, heated towel rail, extractor fan, aqua boarding to walls and ceiling and vinyl non slip flooring.

### **OUTSIDE**

having the added benefit of external cameras, the property sits centrally on the plot with fenced enclosed garden, paved patio area with steps lead up to the front entrance door, lawned area with a mixture of planted herbaceous and pebbled borders, raised composite decked area to the rear of the lounge with picket fenced boundary.



### **FURTHER INFORMATION/SUPPLIES**

Mains drainage, water, electricity connected. LPG for heating, Telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

### **AGENTS NOTES**

Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

**AGENTS NOTE:** There is a monthly Ground Rent payable of £164pcm and 10% of any future sale of the park home is payable to the park site owner.

### **TENURE**

Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

**AGENTS NOTE:** There is a monthly Ground Rent payable of £164pcm and 10% of any future sale of the park home is payable to the park site owner.

### **VIEWING**

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or [burntwood@billtandy.co.uk](mailto:burntwood@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.