



15 Wheatfields Park, Callow End,  
Worcester WR2 4UR



A detached park home set in a secluded position within the Park. The gardens are not overlooked and the property is offered with no onward chain, set within the picturesque village of Callow End.

This two bedroom home is available to the over 53s & is set within a cul de sac & enjoys its own garden area. It comprises; entrance hall, giving access into the two bedrooms, bathroom & kitchen area.

The principal bedroom has an en-suite shower room & fitted wardrobes. The kitchen has a range of base & wall units sink & drainer, oven & hob, space for white goods & opens in to the dining area, which has a range of useful storage cupboards. From the kitchen is the doorway into the living room, which enjoys a dual aspect outlook, a feature fireplace & access out to the low-maintenance garden area.

Externally, there is residents' & visitors' parking available nearby.

We understand there is a rolling lease & the annual ground rent is circa £1900. The current buildings insurance premium is around £300 per year.

Callow End is a quintessential English village & famous for the historic Stanbrook Abbey, which itself is set within 26 acres of land & offers fine dining & afternoon tea, as well as being a hotel. There are also riverside walks, two pubs serving food & Funfords Mini Farm. Callow End has a bus stop with routes into Malvern & Worcester, with both offering a further range of amenities, to include shops, supermarkets, doctors, cafes, restaurants, bars & leisure facilities.

LEASEHOLD

Council Tax Band A - Malvern Hills







#### Agents Note

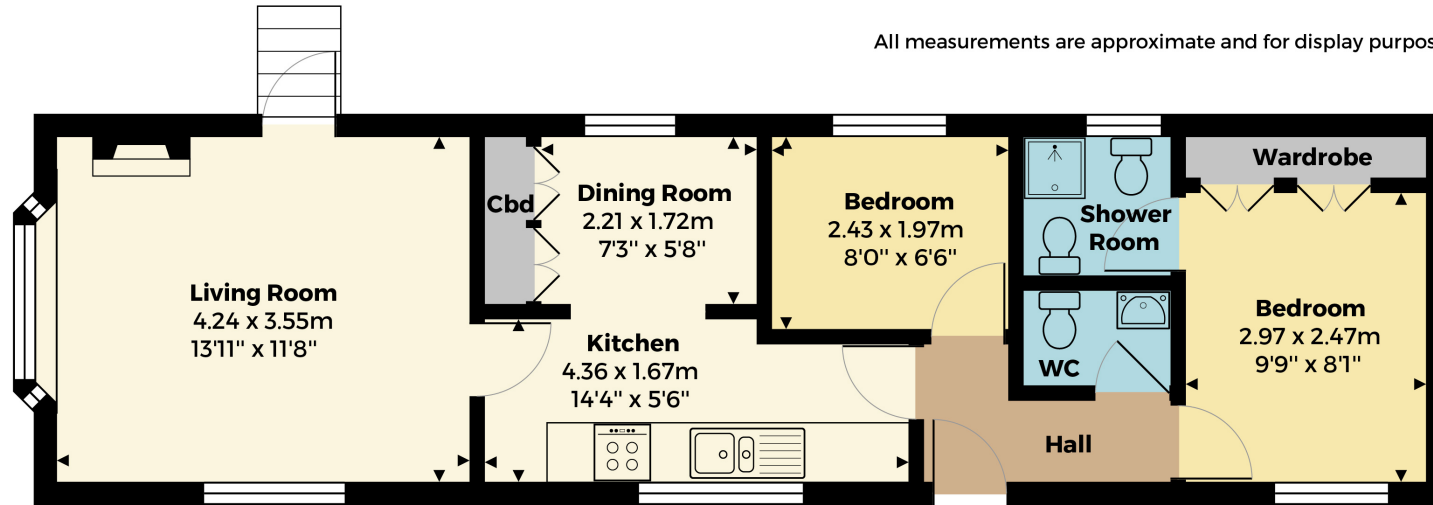
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



#### 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.

All measurements are approximate and for display purposes only



Ground Floor

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