



Ironstone Road, Burntwood, WS7 1LQ

Offers In The Region of £150,000

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Welcome to Biddulph Park, Burntwood. We are delighted to bring the market this fabulous park home, situated on the ever sought after Biddulph Park. An internal inspection reveals a welcoming entrance hallway with large windows, allowing lots of natural light to flood into the property. The living area is located to the fore of the home, and features an electric fireplace, perfect for the cosy evenings. The kitchen is well maintained and has space for appliances, and a dining area with patio doors, which overlooks the outdoor seating area. The home has two good sized bedrooms with built in wardrobes and a good sized main bathroom. Its important to highlight the property has had new carpets throughout, and has been freshly decorated. Externally the park home has its own private parking area, outdoor patio and grassed area, and shed. With everything you need right on your doorstep and a community feel location, if you think Biddulph Park could be the one for you, contact us today on 01543 686444! Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.





## Property Specification

PARK HOME- PRIVATE LOCATION- BIDDULPH PARK  
NO ONWARDS CHAIN!  
NEW CARPETS THROUGHOUT  
RECENTLY REDECORATED  
RECENTLY SERVICED BOILER

### Hall

Living Room 13' 8" x 11' 9" (4.17m x 3.58m)

Kitchen 13' 8" x 9' 5" (4.17m x 2.87m)

Bedroom One 11' 10" x 9' 4" (3.61m x 2.84m)

Bedroom Two 8' 9" x 7' 8" (2.67m x 2.34m)

### Viewer's Note:

Council tax band: A  
Tenure: Leasehold

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

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# Floor Plan

*This floor plan is not drawn to scale and is for illustration purposes only*

## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

