



**£70,000**



TENURE: Leasehold



EPC RATING: N/A



COUNCIL TAX BAND: A

## Baswich Stafford

Lodgefield Park Baswich  
Stafford Staffordshire

*If you are looking for the tranquillity and a home to leisurely enjoy then this water front park home is sure to fit the bill. Located on the popular Lodgefield Park fabulous park home for the over 55's with each property having a key to a beautiful countryside walk and this particular home looking onto the canal.*

Comprising entrance porch, hallway, front facing lounge with countryside views, breakfast kitchen, two bedrooms and bathroom. The home could benefit from some updating, but the blank canvass is offered with NO CHAIN and could be yours very soon.



**2**



**1**



**1**

- Detached Mobile Home
- Waterside Location
- Lounge & Breakfast Kitchen
- Two Bedrooms
- Parking To The Front & Garden
- In Need Of Refurbishment

You can reach us **9am to 9pm, 7 days a week**

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)



## Entrance Porch

Having double glazed doors to the front and rear and door to the hallway.

## Entrance Hallway

An L shaped hallway with doors off to the kitchen, bathroom and two bedrooms.

## Lounge 10' 5" x 11' 7" (3.17m x 3.54m)

Fitted with fire surround and gas fire, radiator and double glazed windows to the front and side.



## Breakfast Kitchen 11' 7" x 10' 11" (3.54m x 3.32m)

Having base and wall units, work surface, stainless steel sink unit, drainer and mixer tap. Built in cupboard housing the oil central heating boiler and double glazed window to the side.



## Bedroom One 7' 5" x 11' 8" (2.25m x 3.55m)

Built in wardrobe, drawers and cupboard. Radiator and double glazed window to the side.

## Bedroom Two 7' 5" x 9' 0" (2.26m x 2.75m)

Built in wardrobes, radiator and double glazed window to the side.

You can reach us **9am to 9pm, 7 days a week**

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)

## Bathroom 6' 1" x 5' 7" (1.85m x 1.69m)

Fitted with a panel bath with electric shower over, pedestal wash basin and low level WC.

## Outside Front

The home is located facing the canal side with views over. The property has a car parking space to the front with conifer hedge screening the front. A path leads to the side to the side entrance porch and extends to the sides.

## Outside Rear

There is a paved patio to the rear, oil store for the heating and garden store. To the other side is a garden with established plants.



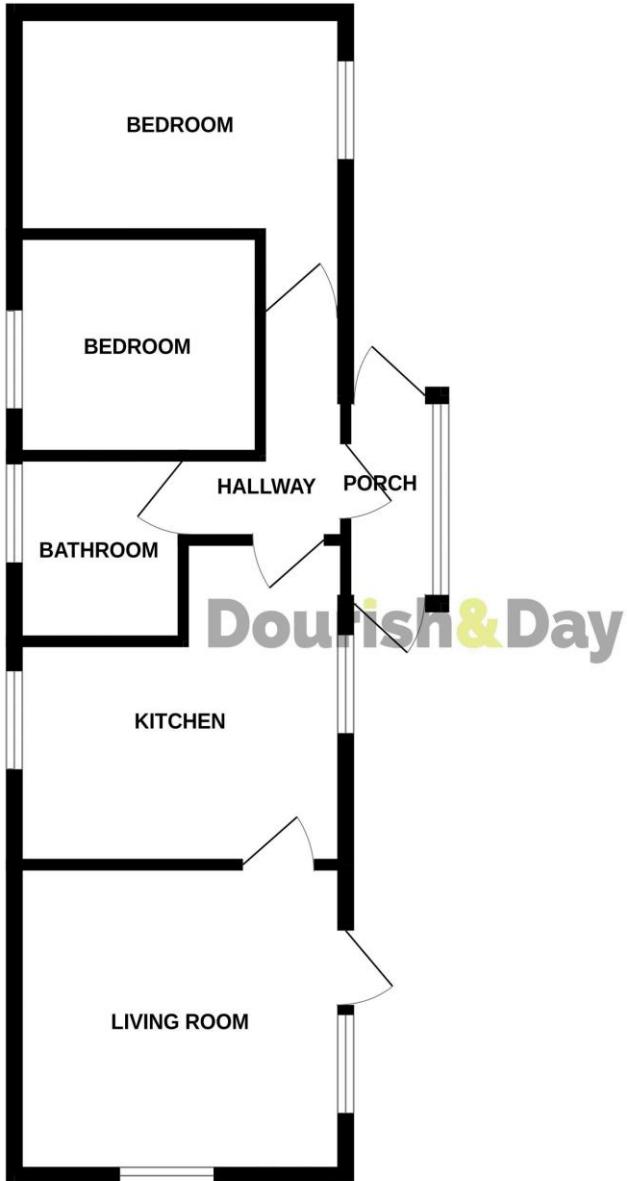
You can reach us **9am to 9pm, 7 days a week**

**14 Salter Street, Stafford, Staffordshire, ST16 2JU**

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)

GROUND FLOOR



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.  
Made with Metropix ©2024

PROPERTY EXEMPT FROM AN EPC

**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

You can reach us **9am to 9pm, 7 days a week**

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)