

AP MORGAN



Woodcot Park, Wilmcote, Stratford-upon-Avon
Offers in the region of £180,000

Features:

- Well-presented park home
- Two spacious bedrooms
- Generous lounge/diner
- Well-fit kitchen
- Large paved and lawn laid garden
- Private and communal parking
- Friendly community
- Great transport links in close proximity

Description:

Welcoming you to this well-presented, generously sized detached park home, offering two spacious bedrooms, a large lounge/diner with an electric fireplace, a well-fitted kitchen, and a generously sized paved and lawned garden, located in the popular Woodcot Park, Wilmcote.

On arrival, the park home is set back from the main entrance, providing a peaceful and private environment, with large communal parking areas nearby. As you approach the property, you are greeted by a driveway and front patio, a trellised side entrance to the garden, and steps leading up to the main entrance.

Upon entering, you are welcomed into the kitchen, fitted with an oven, four-burner gas hob, overhead extractor, and ample storage cupboards. This is followed by the generously sized lounge/diner, offering plenty of space for a dining table, multiple sofas, and storage units. The room also features an electric fireplace and surrounding windows, creating a bright and airy feel. Leading through the lounge, you will find the first bedroom, which comfortably accommodates a double bed and includes a door opening onto the rear garden. From the lounge, you can also access the hallway, where you will find the boiler cupboard, the second double bedroom with large built-in storage cupboards and French doors leading to the rear garden, and the bathroom comprising a toilet, wash basin with under-storage, and a bathtub with overhead shower.



Stepping into the garden via the first bedroom, you are met with a patio area—perfect for outdoor furniture and dining—with a pathway leading back around to the front of the property. A step down from the patio takes you onto the generously sized lawn, which also wraps around to provide access to the front patio and driveway.

Well positioned in the sought-after village of Wilmcote, the property is close to local shops, a church, a pub, and local schools, as well as a nearby railway station and bus routes at the entrance to the park. Situated just north of Stratford-upon-Avon, the home offers easy access to a wider range of amenities including shops, restaurants, countryside walks, and convenient road and motorway links.

Details:

Lounge/Diner 18'8" x 19'2" (5.7m x 5.84m) Both Max

Kitchen 10'3" x 8'1" (3.12m x 2.46m) Both Max

Bedroom One 16'10" x 7'3" (5.13m x 2.2m)

Hall 8'3" x 4' (2.51m x 1.22m) Both Max

Bedroom Two 19'3" x 11'1" (5.87m x 3.38m)

Bathroom 5'6" x 7' (1.68m x 2.13m)

EPC Rating: N/A

Council Tax Band: A (tbc by solicitors).

Tenure: Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.



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