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### 22 Dippers Bank Park, Kidderminster, Shropshire, DY14 0DJ

We are delighted to offer For Sale this detached park home which is situated on the popular Dippers Bank site which has the benefit of 12 months residency. Situated just outside the delightful village of Cleobury Mortimer this property is ideal for anyone looking for peace and tranquillity. The accommodation comprises of a lounge and dining area, refitted kitchen, two bedrooms and refitted shower room. The property benefits further from a gas central heating system, double glazing and off road parking. Early viewing is a must to appreciate this fine property. The property is available to the over 50's. Cash buyers only.

**Cash Offers Only £115,000**



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### Entrance Door

Being double glazed and opens into the reception hall.

### Reception Hall

Having laminate wood effect flooring, coving to the ceiling, radiator, door to bedroom, inner hallway and doorway to the kitchen.

### Inner Hallway

8'2" x 3'3" (2.5m x 1.0m)

Having doors to the lounge, bedroom, bathroom and the airing cupboard housing the central heating boiler.

### Open Plan Lounge Diner

19'8" max 9'10" min x 10'5" max 8'6" min (6.0m max 3.0m min x 3.2m max 2.6m min)



Having a double glazed bay window to the side. laminate wood effect flooring, radiator, electric wood burner effect fire and coving to the ceiling.



### Dining Area



Having a double glazed bay window to the front, double glazed double doors to the side, laminate wood effect flooring, radiator and coving to the ceiling.

### Refitted Kitchen

9'6" x 6'10" (2.9m x 2.1m)



Fitted with a range of wall and base cabinets with gloss doors and worksurface over, single drainer sink unit with mixer tap, built in stainless steel oven and electric hob with hood over,



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space for domestic appliances, plumbing for washing machine, part tiled walls, laminate wood effect flooring and double glazed window to the front.

### Bedroom One

9'6" x 7'10" max 7'2" min (2.9m x 2.4m max 2.2m min)



Having a double glazed window to the side, radiator and coving to the ceiling.

### Bedroom Two

7'6" min to wardrobe x 7'2" (2.3m min to wardrobe x 2.2m)



Having a double glazed bay window to the front, built in wardrobes and a radiator.

### Refitted Shower Room

6'6" x 4'11" (2.0m x 1.5m)



Having a white suite comprising a corner shower cubicle with wall mounted shower, wash hand basin fitted to cabinet, W/C, tiled walls, double glazed window to the rear, radiator and door to storage cupboard.

### Outside



### Tenure - Leasehold not verified

The owner states that the property is leasehold; ground rent and other charges may be payable. However all interested parties should obtain verification through their solicitor.

### **Services**

The agent understands that the property has mains water / e l e c t r i c i t y / L p g g a s / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

### **Agents Note**

The site is only available to the over 50's

### **Floorplan**

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

### **Fixtures & Fittings**

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

### **MONEY LAUNDERING REGULATIONS**

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### **Disclaimer**

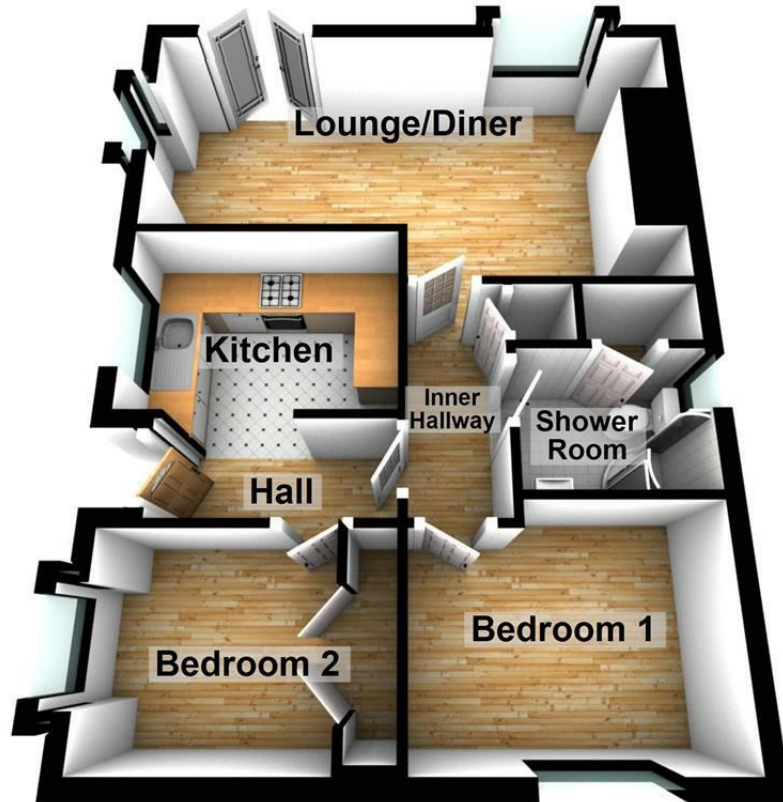
MISREPRESENTATION ACT - PROPERTY  
MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

### **RP-26/11/21-V1**



## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 