



**WATERSIDE, AUSTCLIFFE PARK,  
AUSTCLIFFE ROAD, COOKLEY DY10 3UR**

**Taylor's**

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## WATERSIDE, AUSTCLIFFE PARK, AUSTCLIFFE ROAD, COOKLEY DY10 3UR

Occupying a **TRULY PLEASANT POSITION** within the 'AUSTCLIFFE PARK' development in **COOKLEY**, with **SIMPLY STUNNING REAR VIEWS OVER the RIVER STOUR and CANALSIDE**, stands this **TWO BEDROOM DETACHED PARK HOME** with **ALLOCATED PARKING** for **TWO VEHICLES**. Having **GAS CENTRAL HEATING** and **DOUBLE GLAZING**, this **DECEPTIVELY SPACIOUS ACCOMMODATION** comprises in brief; Entrance hallway, double aspect kitchen, double aspect lounge, two bedrooms and modern-style bathroom. To both side aspects of the property lies fenced garden areas, with to the rear a decking area suitable for 'alfresco dining' and steps leading down to a further 'canalside' decking area. To **FULLY APPRECIATE** this accommodation, please do not hesitate to contact Taylor's Estate Agents **STOURBRIDGE** office to book a viewing. Tenure: **LEASEHOLD** (12 month lease which is renewed yearly. Residency is for 11 months March - January, with the month of February all residence must reside elsewhere. Annual service charge £2,200.00 per annum). Construction: An **OMAR Park Home** with tiled pitched roof. Mains water and mains electric. Gas supply is **LPG**. Drainage is via communal septic tank. Broadband/ Mobile coverage: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band **A**.



The property accommodation is set over one floor and comprises;

### THE ACCOMMODATION

**ENTRANCE HALLWAY** 6' 4" (max) x 4' 8" (max)

Having an obscure UPVC double glazed front door, a gas central heating radiator, ceiling lighting and doors to further park home accommodation.

**KITCHEN** 11' 5" (max) x 10' 9" (max)

Entered through a door from the entrance hallway beautifully furnished in a modern shaker style kitchen arrangement. At floor level there are a good range of base units having both drawer and cupboard storage, space and plumbing for washing machine, space for a cooker and grill with hob combination and a gas central heating radiator. Surmounted on top are roll edged work tops having inset sink with a drainer and mixer tap, at eye-level there are two built-in cupboard stores (one housing the boiler), a great range of wall mounted cupboard units, an extractor fan, space for a larger style fridge/freezer combination.



On arrival the property greets you with a small front lawn area, fenced panelling, and a shared driveway leading to two allocated car parking spaces. To the front and side aspects lies useful garden areas being a predominant mix of both slabbed and shaled areas. To the rear stands;

### REAR ASPECT AND REAR GARDEN

The space can be accessed either via the side access points to the park home or via the UPVC double glazed French doors from the lounge. This rear garden space is predominantly decked in style providing ample space for outdoor table and chairs therefore making it ideally suited to the pursuits of alfresco dining. Furthermore there are steps down to a lower canalside "decking area". This space truly offers most beautiful and scenic views of both the River Stour and the canalside alike.





*Agents contact details:*

85 High Street,  
STOURBRIDGE,  
DY8 1ED

t. 01384 395555

f.01384 441206

e. [stourbridge@taylorsestateagents.co.uk](mailto:stourbridge@taylorsestateagents.co.uk)

There are UPVC double glazed window units to side aspect, a ceiling lighting and a door to the lounge.

**LOUNGE 11' 6" (max) x 11' 6" (max)**

Entered through a door from the kitchen having a gas central heating radiator, two UPVC double glazed window units to side aspect, a UPVC double glazed French door to outside and ceiling lighting.

**BEDROOM ONE 10' 8" (max) x 9' 10" (max)**

Entered through a door from the entrance hallway having fitted wardrobes, a gas central heating radiator, UPVC double glazed bay aspect window to front aspect and ceiling lighting.

**BEDROOM TWO 8' 7" (max) x 5' 4" (max)**

Entered through a door from the entrance hallway having a UPVC double glazed window unit to side aspect, fitted cupboard storage, ceiling lighting and a gas central heating radiator.

**BATHROOM 6' 5" (max) x 5' 6" (max)**

Entered through a door from the entrance hallway well appointed with a modern three piece bathroom suite consisting of a fitted bath with overhead shower, fitted bath panel and shower screen, vanity wash hand basin unit with mixer tap combination, vanity fitted cupboard unit, pedestal toilet, a gas central heating radiator, an obscure UPVC double glazed window unit to side aspect, extractor fan, wall tiling and ceiling lighting.

**OUTSIDE**

This delightful park home occupies a truly pleasant position upon the Austcliffe Park home development in the popular village of Cookley, further providing simply stunning rear views over the River Stour and canalside.

**GENERAL INFORMATION**

As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions.

**EPC**

Interested parties may request a copy of the full Energy Performance Certificate (EPC) from any of our offices. Such can be provided free from any charge.

**TENURE**

The vendors advise the property is **LEASEHOLD**. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

**FIXTURES AND FITTINGS**

Only those items specifically mentioned in these sales particulars are included within the sale price. **However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable.** Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

**VIEWING**

By arrangement through **STOURBRIDGE OFFICE (01384) 395555**

**CONSUMER PROTECTION REGULATIONS 2008**

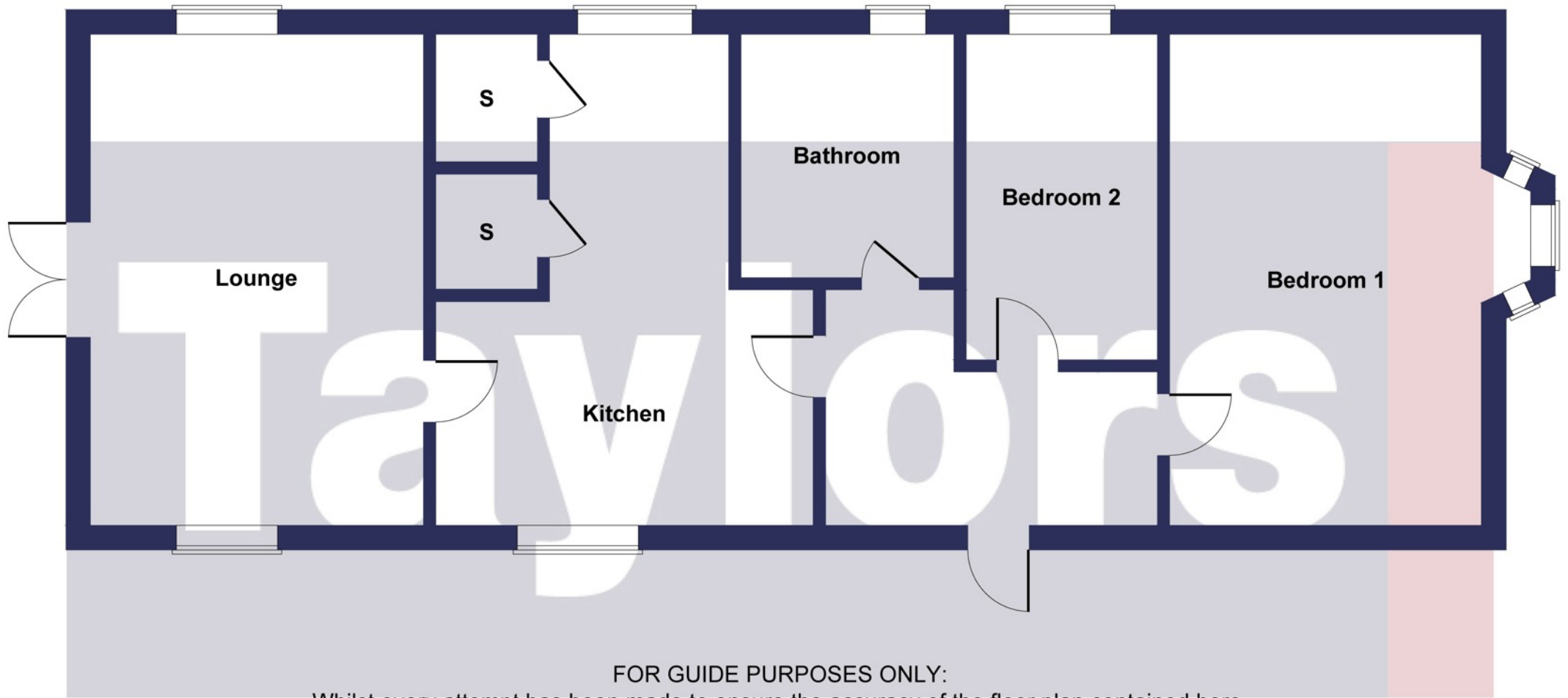
These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points.

**PLANNING PERMISSION/ BUILDING REGULATIONS**

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

**MISREPRESENTATION ACT 1967**

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.



**FOR GUIDE PURPOSES ONLY:**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).



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