



Allan Morris
estate agents

**Wheatfield Park, Callow End,
Worcester**

**22 Wheatfield Park, Callow End,
Worcester. WR2 4UP**

Features

- 2 bedroom Park Home available for those over the age of 52
- Off road parking
- Garden Area
- Pleasant quiet location
- No Onward Chain

A two bedroom Park home forming part of the Wheatfield Park development and available to those over the age of 52, located in the popular village of Callow End.

Accommodation comprising: Living Room, Dining Area, Kitchen, two Bedrooms and a Wet Room.

Outside: There is off road parking and a private garden area to include steel shed.

LOCATION:

The Park Home is set within the sought after village of Callow End, offering a vibrant community with local shop, Pubs and primary School together with local walks and within easy reach of both Worcester and Malvern. Motorway access is also within a few miles via Junction 7 of the M5 Motorway.





Directions:

From Worcester City centre proceed out along the A449 Bromwich Road, over the Powick bridge, continuing straight on at the island on the A449 towards Powick. Continue through Powick village, bearing left at the gyratory system, signposted for Upton. Continue along for approximately half a mile. Continue into the village of Callow End, where Wheatfield Park can be found on the left hand side. On entering the site follow the one way system round to the left, where number 22 can be located on the right hand side after a short distance.

WAM 7110

Useful Information:

Tenure: Freehold

EPC rating:

Council Tax Band: A



GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 515 sq.ft. (47.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.
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Floorplan Measurements:

LIVING ROOM:
14'8" max 12'9" min x 11'2"

DINING AREA:
7'11" x 6'10"

KITCHEN:
10'7" x 9'3" max

BEDROOM 1:
9'9" x 9'6"

BEDROOM 2:
9'6" x 6'11"

SHOWER ROOM:
5'5" x 6'6"

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. MEASUREMENTS: Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. FIXTURES AND FITTINGS: All items not specifically mentioned within these details are to be excluded from the sale. SERVICES: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Contact us:

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