



39 Poplar Drive South, Wootton Hall, Wootton Waven B95 6EF

£220,000

Hawkins & Patterson
ESTATE AGENTS



Solihull 0121 705 1515
Henley-in-Arden 01564 795 757



sales@hawkinspatterson.com
www.hawkinspatterson.com



110 High Street, Henley-in-Arden,
Warwickshire, B95 5BS

39 Poplar Drive South, Wootton Hall, Wootton Wawen B95 6EF

A lovely spacious, light and airy double width park home. (38x20 ft)
Situating in a quiet cul-de-sac location on the sought after Wootton Hall residential park.

Wootton Hall residential park is ideal for much more than just stunning scenery and getting back in touch with nature. With Henley-in-Arden just a few short miles away, residents also reap the benefits that come from having a town close by. Boasting a selection of shops and facilities including supermarkets, healthcare, churches, and a traditional town market, everything you need is within easy reach at Wootton Hall.

Similarly, residents also benefit from the range of top-quality amenities available right here on our site. These include a shop, post office, clubhouse, bowling green and fishing - all of which are on-site for your convenience .

The park home occupies a good size plot with off road parking, garden to both sides, front and rear. Set back from the road behind a foregarden with railing, artificial grass and paved patio with paving and and flower bed to the side. Access is gained via a double glazed door leading to;

ENTRANCE HALL

Wood effect vinyl flooring, radiator, loft hatch, built in cloaks cupboard with sliding doors.

LIVING ROOM

A lovely light and spacious room. Radiator, double glazed windows to front and side, wood effect vinyl flooring, Adams style fireplace surround with electric fire and opening to;

DINING AREA

Double glazed window to front and side, wood effect flooring and door to;





KITCHEN

An ample range of refitted, base, wall and drawer units, marble effect worktops, sink drainer unit, Whirlpool electric hob with extractor over, integrated fridge and freezer, plumbing for washing machine, cupboard housing the Worcester Bosch boiler, built in electric oven. Double glazed window to side, Part glazed door to the side porch with a double glazed door to front and built in storage cupboards.

BEDROOM ONE

Double glazed window to side, radiator and fitted wardrobes.

BEDROOM TWO

Built in wardrobes, radiator and double glazed window to rear.

REFITTED SHOWER ROOM

Frosted double glazed window to side, fitted vanity/ storage unit and mirror with wash basin and WC. Shower cubical with thermostatic shower and chromed heated towel rail.

OUTSIDE

The gardens are low maintenance being mainly paved with stone chipped flower/ shrubbery bed, garden shed, propane tank. There is fencing are around making it ideal for owners with pets.



INFORMATION

Ground Rent is ???????? (2023/2024). This is taken around the 6th of each month by Direct Debit. This is reviewed yearly and goes up in relation to inflation in July.

Electric is charged individually to each home - Quarterly.

Water is one bill that comes in to Allens Caravans who pay 25%, the remaining amount is then divided equally amongst the rest of the residents - Quarterly.

Wootton Wawen has no natural gas so residents need to arrange gas deliveries with a supplier i.e., Calor Gas, Flogas etc.

The Council Tax is majority Band A.

You are allowed to have 4 domestic pets per home but only one of these can be a domestic cat or dog.

The X20 bus picks up hourly on the Stratford Road and goes to Stratford upon Avon and Solihull.

Tuesday and Friday there is a free bus service which picks you up from outside the Post Office at approximately 9.35 and goes to Redditch.

Approximately 1.5 miles from Henley-in-Arden, 5 miles from Stratford-upon-Avon and 9 miles from Redditch.

Social Activities: Bowling, Keep Fit, Bingo, Craft Club, and more plus lovely country walks and fishing. Country Club is based on Park.



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