



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

1 BEDROOM PARK HOME FOR SALE - £89,950

BROOMS PARK, STONE, STAFFORDSHIRE, ST15 0BQ



## KEY FEATURES

• ONE BEDROOM PARK HOME • OVER 55'S RESIDENTIAL PARK HOME • OFF ROAD PARKING • SPACIOUS LOUNGE AND DINING AREA • GAS CENTRAL HEATING AND DOUBLE GLAZING • WALKING DISTANCE OF TOWN CENTRE

STONE

Granville Square, 75A High Street, Stone, Staffordshire, ST15 8AE

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## DESCRIPTION

Austin & Roe are delighted to offer for sale this one bedroom Park Home for the over 55's, part of a pleasant complex situated within easy access to Stone Town Centre with M&S Foodhall, many Shops and Restaurants and excellent road links such as the A34 for access into Stafford and the attraction of Trentham Gardens.

The Property comprises an Entrance Porch, Living Room Diner, Kitchen, Bedroom, Shower Room and Conservatory.

To the front of the Property is an enclosed paved garden, with steps leading to the Entrance Porch. The paved area extends to both sides, wrapping around to the rear garden, with mature shrubbery borders and timber / concrete fencing. The Property benefits from central heating and double glazing.

Council Tax Band A  
Mains Gas & Electric  
Mains Water, Drains and Sewerage  
Broadband FTTC  
Mobile coverage  
Low Risk of Flooding

You can view the virtual tour for this lovely property on our website, Rightmove or by typing the following link into your subject bar:-

<https://my.360picture.uk/tour/39-brooms-park>

## LOCATION

From Stone take the A34 south at Walton Traffic Island, take the fourth exit then the slip road onto Brooms Road and the park is located behind The Stone House Hotel.

## GROUND FLOOR

**Entrance Porch - 4' 7" x 8' 5" (1.4m x 2.59m)** The property is entered via a uPVC glazed door into the Entrance Porch with uPVC panels and double glazed windows with fitted blinds to the side, a polycarbonate pitched roof and wood effect vinyl flooring. There is a second uPVC glazed door with obscured glass opening into the Living Room.

**Living Room Diner - 9' 10" x 18' 0" (3.02m x 5.51m)** The spacious Living Room Diner has neutral décor, a white pitched ceiling with wooden beams and two glass light fittings, two double glazed bay windows to the front and side aspects, a wall mounted central heating radiator, a gas fire with wooden surround and tiled hearth, and grey fitted carpet.

**Kitchen - 10' 8" x 8' 11" (3.27m x 2.73m)** The Kitchen has neutral décor with one red feature wall, a white ceiling with a linear light fitting, a double glazed window to the side aspect and wood effect vinyl flooring. There are a range of cream wall and base units, with a marble effect countertop, inset with a stainless steel sink and drainer with chrome taps, and space for a freestanding oven, fridge freezer and washing machine.

**Shower Room - 7' 4" x 4' 4" (2.26m x 1.33m)** The Shower Room benefits from full height ceramic wall tiling, a white ceiling with two light fittings, a double glazed obscured glass window to the rear aspect, a wall mounted central heating radiator and grey tiled effect vinyl flooring. The sanitaryware consists of a white pedestal wash hand basin with chrome taps, a corner showering cubicle with glass screen and white fittings, and a close coupled WC with lever flush.



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**Bedroom - 15' 4" x 8' 9" (4.7m x 2.68m)** The spacious Bedroom has neutral décor with one feature floral wall, a white ceiling with two light fittings, a double glazed window to the side aspect with a wall mounted central heating radiator below, a uPVC door opening in to the conservatory, fitted wardrobes with white louvre doors and beige fitted carpet.

**Conservatory - 10' 2" x 7' 3" (3.12m x 2.21m)** The Conservatory is of uPVC construction, with uPVC panels and double glazed windows above, fitted blinds, a polycarbonate pitched roof and wood effect vinyl flooring. A door opens in to the rear Garden.

EXTERIOR

**Outside Spaces** - The plot is surrounded by a combination of wooden and concrete fencing, a gravelled area, paving with an area for containers and shrubs and metal shed. There is a site car park nearby.



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