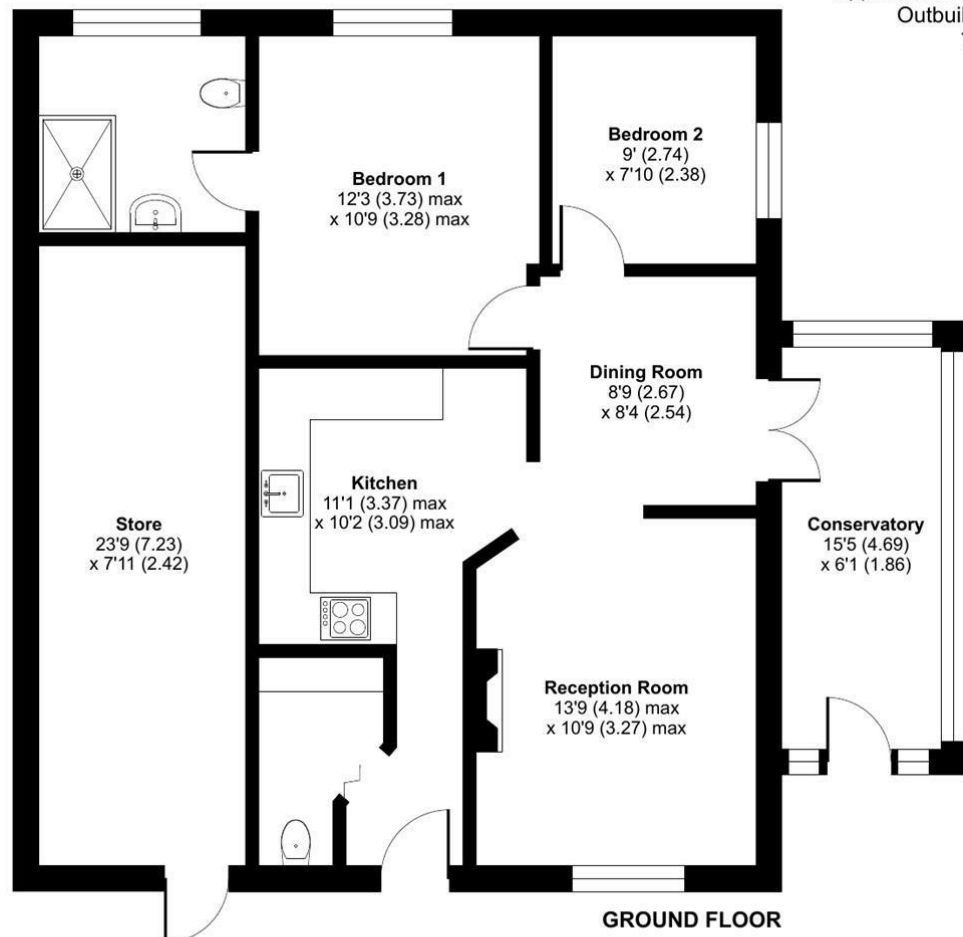
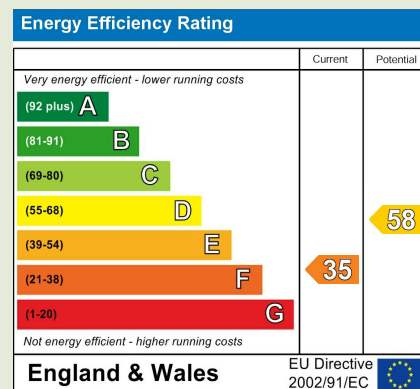




Approximate Area = 778 sq ft / 72.3 sq m
Outbuilding = 188 sq ft / 17.4 sq m
Total = 966 sq ft / 89.7 sq m
For identification only - Not to scale



7 CHURCHFIELDS, QUATFORD | BRIDGNORTH | | WV15 6QL



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



KIDDERMINSTER SALES

137 Franche Road | Kidderminster | Worcestershire | DY11 5AP

☎ 01562 820880 ✉ kidderminster@halls.gb.com

🖱 www.halls.gb.com 📱 📺



A well-presented two-bedroom lodge on a holiday park home site with driveway parking and conservatory, enjoying a peaceful setting within Churchfields, just south of Bridgnorth town centre.

Offers in the region of £160,000

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



- **Holiday park home Site not a Residential site**
- **Two Bedrooms**
- **Spacious Sitting Room with Feature Fireplace**
- **Kitchen & Separate Dining Room**
- **Conservatory**
- **Driveway Parking**
- **Popular Park Setting Near Bridgnorth**

DESCRIPTION

Halls are delighted with instructions to offer Churchfields for sale by Private Treaty.

A well-presented two-bedroom lodge on a holiday park home site enjoying driveway parking, conservatory and attractive setting within Churchfields, conveniently positioned near Bridgnorth.

SITUATION

Churchfields is located in Quatford, just south of Bridgnorth, providing a peaceful yet convenient setting with access to the amenities of Bridgnorth town centre, including shops, supermarkets, restaurants and leisure facilities.

W3W

//tonight.lobby.driftwood

DIRECTIONS

From the agent's office on the Franche Road, leave Kidderminster heading north-west and join the A442 signposted for Bridgnorth. Continue on the A442 for approximately 20–25 miles, remaining on this road as you pass through rural stretches into Shropshire. As you approach Quatford, just south of Bridgnorth, look for turning signs for Danery Meadow Park /Churchfields (postcode WV15 6QF). The park is accessed directly from the A442 in Quatford, with clear signage at the entrance.



SCHOOLING

Bridgnorth and the surrounding area offer a strong choice of well-regarded state schooling for families with children of all ages, making it ideal for householders seeking quality education close to home.

Primary Schools (Ages 4–11)

Castlefields Primary School, St Mary's Bluecoat Church of England Primary School, St Leonard's CofE Primary School, St John's Catholic Primary School, Morville CofE Primary School.

Secondary Schools (Ages 11–16/18)

Bridgnorth Endowed School , Oldbury Wells School

Both secondary schools serve Bridgnorth and nearby villages, delivering quality education throughout Key Stages 3 and 4.

Further Education & Sixth Form

Bridgnorth Sixth Form (linked with local secondary provision)

THE PROPERTY

This well-maintained lodge offers spacious and versatile single-storey accommodation, including conservatory, and enjoys a pleasant position within this established and popular park setting.

The accommodation is entered via a welcoming reception hall leading through to a generous sitting room, featuring attractive exposed brick fireplace detailing and a front-facing window providing excellent natural light. The room offers ample space for seating and entertaining.

The kitchen is fitted with a range of base and wall units complemented by work surfaces and integrated appliances, opening into the dining room which provides a comfortable space for everyday dining. Double doors lead through to the conservatory, a particularly appealing addition offering views over the surrounding area and an ideal space to relax.

A useful store room provides additional practicality and storage.

There are two well-proportioned bedrooms, the principal bedroom being particularly light and spacious. The shower room is fitted with a modern suite comprising shower enclosure, wash basin and WC.



OUTSIDE

The property benefits from a block-paved driveway providing off-road parking. The surrounding setting offers a pleasant and semi-rural environment within the park.

AGENT'S NOTES

Occupiers of the lodge can use the river frontage for course fishing during the fishing seasons, but must obtain all the necessary Severn Trent Water Authority/Environment Agency Licences which may also be required to be seen by the Park Agents.

SERVICES

We understand that the property benefits from mains electricity, private water and drainage.

None of the services, appliances or electrical systems have been tested by Halls.

TENURE

Park Homes are neither leasehold or freehold as under the Mobile Homes Act 2013, the land on which they stand remains the sole property of the land owner.

We understand the property is held on a holiday park home agreement.

The property is subject to site rules, please contact the selling agent for a copy of the Park Rules.

A ground rent of £121 pcm is payable for ground rent.

Purchasers are advised to verify full details through their solicitor prior to exchange of contracts.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury SY3 8HQ

COUNCIL TAX

The property is being shown as being within council tax band A on the local authority register.



ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, Gavel House, 137 Franche Road, Kidderminster DY11 5AP