













- Two Bedroom Park Home
- Over 55's Only
- En-Suite & Walk-In Wardrobe
- Fitted Utility Room
- Decorative Enclosed Garden
- Driveway For One Car

New Green Park, Wyken Croft, Coventry £145,000



Cash Buyers Only Up Estates are pleased to bring to the market this two bedroom Park Home available to over 55's only; a perfect alternative to a detached Bungalow, located in Wyken Croft, Coventry, not far from Wyken Croft Nature Park, University Hospital Coventry & Warwickshire, Cross Point Retail Park and good links to the M6/M69 motorways. This property boasts two double Bedrooms, one including an En-Suite and walk-in wardrobe, as well as separate Utility Room. In brief this property comprises of; Hallway, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, Bedroom one with en-suite Shower Room, Bedroom two and a family Bathroom. The exterior includes an attractive wrap around Garden and a Driveway with space for one car. This property also includes central heating and double glazing throughout.

HALL With doors off to the Kitchen, Lounge and built in storage cupboard.

LOUNGE 14' 0" x 12' 11" (4.27m x 3.96m) A bright and elegant living space with double glazed windows to the side aspect and one to the rear, featuring a remote controlled electric fire and central heated radiator.

Westates

DINING ROOM 9' 2" \times 9' 8" (2.8m \times 2.95m) A warm and cosy Dining area having a central heated radiator and a double glazed window to the rear aspect.



KITCHEN/BREAKFAST ROOM 10' 11" x 9' 4" (3.35m x 2.87m) Including a matching range of wall mounted and base units with roll top work surfaces over, modern tiled splash back, a stainless steel sink with drainer and mixer tap, integrated oven and a four ring gas hob with extractor fan over. This social space also includes a Breakfast Bar, central heated radiator and a door leading to the Utility Room.



UTILITY ROOM 5' 2" x 9' 4" (1.6m x 2.87m) Having wall mounted units, plumbing for a washing machine and space for a tumble dryer, fridge, freezer, all covered over with work surface and tiled splash back. Also including a double glazed door to the front aspect with steps down into the garden.



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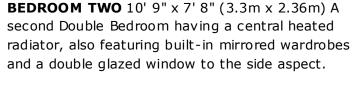


BEDROOM ONE 8' 2" \times 9' 4" (2.5m \times 2.87m) A double Bedroom having a central heated radiator and double glazed window to the front aspect. This Bedroom also features a walk-in wardrobe and en-suite Shower Room.

BATHROOM 6' 3" x 7' 4" (1.93m x 2.26m) A family Bathroom having a panelled bath with shower over, vanity unit with inset hand wash basin, low level W/C, panelled splash backs, central heated radiator and a double glazed opaque window.



ENSUITE SHOWER ROOM Benefiting from a corner walk-in shower cubicle, low level W/C, vanity unit with inset hand wash basin, extractor fan, PVC panelled splash backs and double glazed opaque window.





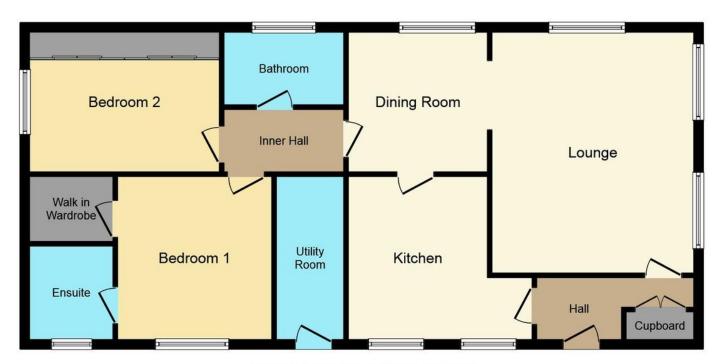


FRONT ASPECT A paved pathway with steps leading up to the front entrance door.

REAR ASPECT A delightful low maintenance Garden that wraps itself around the property which has decorative gravelled borders, a courtyard seating area and wooden fencing around the perimeter.







Floor area 96.0 sq. m. (1,033 sq. ft.) approx

Total floor area 96.0 sq. m. (1,033 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

^{1:} MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

^{2:} These particulars do not constitute part or all of an offer or contract.

^{3:} All measurements have been taken as a guide to prospective buyers only, and are not precise.

^{4:} While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office

^{5:} Up Estates has not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify they are in working order or fit for their purpose.

^{6:} Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.