



Cannock office: Telephone: 01543 62 44 00 E-mail: [info@flintandco.com](mailto:info@flintandco.com)

**Client Approval**

I/We have checked these Sales Particulars and find them to be an accurate reflection of the property & any fixtures & fittings included. I/We will provide details should any material changes take place in the future.

Signed.....

Signed.....

Dated.....

**flint & co**  
[flintandco.com](http://flintandco.com) 01543 624400



**10 Cavans Wood, Ling Road, Huntington, WS12 4NP**

**£150,000 Freehold**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																													
Current	Potential	Current	Potential																												
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions																													
<table border="1"> <tr><td>(92-100)</td><td>A</td></tr> <tr><td>(81-91)</td><td>B</td></tr> <tr><td>(69-80)</td><td>C</td></tr> <tr><td>(55-68)</td><td>D</td></tr> <tr><td>(39-54)</td><td>E</td></tr> <tr><td>(21-38)</td><td>F</td></tr> <tr><td>(1-20)</td><td>G</td></tr> </table>		(92-100)	A	(81-91)	B	(69-80)	C	(55-68)	D	(39-54)	E	(21-38)	F	(1-20)	G	<table border="1"> <tr><td>(92-100)</td><td>A</td></tr> <tr><td>(81-91)</td><td>B</td></tr> <tr><td>(69-80)</td><td>C</td></tr> <tr><td>(55-68)</td><td>D</td></tr> <tr><td>(39-54)</td><td>E</td></tr> <tr><td>(21-38)</td><td>F</td></tr> <tr><td>(1-20)</td><td>G</td></tr> </table>		(92-100)	A	(81-91)	B	(69-80)	C	(55-68)	D	(39-54)	E	(21-38)	F	(1-20)	G
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Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions																													
England & Wales		England & Wales																													
EU Directive 2002/91/EC		EU Directive 2002/91/EC																													

Welcome to Ling Road, Huntington, where this beautifully presented and improved two-bedroom park home awaits its new owners. Situated in the desirable Cavans Wood, this property offers a modern fitted kitchen and bathroom, a spacious lounge and dining area, two good-sized bedrooms, and well-maintained gardens that surround the home. With off-road parking available, this park home provides both comfort and convenience and benefits from having gas central heating and is double glazed.

If you're seeking a tranquil and charming living space, a viewing is highly recommended. Don't miss the opportunity to make this lovely property your new home!

\*\*\*\*\*VIEWING HIGHLY RECOMMENDED\*\*\*\*\*

**Points of Interest**

- A beautifully presented and spacious two bedroom park home
- Lounge and dining area
- Modern bathroom
- Very well maintained gardens surrounding
- Immaculately presented throughout
- Gas central heating and double glazing
- Modern fitted and spacious kitchen
- Two good sized bedrooms
- Off road parking
- Viewing highly recommended

**Agents note:** Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimension are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Council tax band: Tenure: Freehold

