

## 19 Hook Bank Residential Mobile Homes Hanley Castle, WR8 0BQ

This Park Home is specifically designed for the over 60s, providing a welcoming community for those looking to enjoy their retirement years in a serene and well-maintained environment. Built in the 1980s, this Park Home exudes character and boasts a generous living room, kitchen dining room, double bedroom with walk in wardrobe, and a bathroom. This property has been well maintained, with external insulation fitted, and a newly installed boiler in 2024. With double glazing, private and tranquil gardens this home is ideal for those looking to enjoy peaceful surroundings. With private parking, convenience is at your doorstep. Viewing is via Denny & Salmond Estate Agents

**Guide Price £90,000**

# 19 Hook Bank Residential Mobile Homes

Hanley Castle, WR8 0BQ



19 Hook Bank is a very well presented Park Home enjoying a superb quiet plot location at Hook Bank Park which is within easy reach of the village of Welland and the town of Upton upon Severn. Welland offers a Post Office within the Village Shop, Public Houses, Community Orchard, Church and Village Hall.

## Entrance

A paved pathway and steps leads to the double glazed entrance doors to the Living Room and Entrance Hall. The Entrance Hall has doors off to the Bedroom, Bathroom and Kitchen Dining Room. Wood effect flooring.

## Kitchen Dining Room

11'8" x 8'6" (3.58 x 2.61)

This spacious Kitchen Dining room is fitted with a range of eye and base level units with working surfaces, stainless steel sink unit with drainer and mixer tap. Plumbing for a washing machine, space for a tall appliance and space for a slot in single oven with extractor fan above. Dual aspect double glazed windows and door to storage cupboard with slatted shelving and a recently installed Navien combination boiler supplied by gas bottles. Door to the Living Room.

## Living Room

11'2" x 11'1" (3.42 x 3.38)

The Living Room provides generous natural light with a double glazed bay window to the front aspect and double glazed window to the side aspect. Radiator and TV point. Double glazed French doors open out to a decked balcony seating area.

## Bedroom One

11'8" x 7'1" (3.57 x 2.17)

Converted from two bedrooms which now offers a generous double bedroom with a walk-in wardrobe. Double glazed window to the rear aspect, radiator and TV point.

The Walk-in Wardrobe offers fitted shelving, hanging rails, radiator and double glazed window to the side aspect.

## Bathroom

With continuation of the wood effect flooring the Bathroom is fitted with a white suite comprising of low flush WC, pedestal wash hand basin and panel bath with mains shower over. Partially tiled walls, wall mounted mirror cabinet and obscured glazed window to the side aspect.

## Outside

The vendors have created areas of tranquillity surrounding this home with secluded private seating areas, an area with raised beds, which have been used for growing produce. A paved pathway with

steps rises to the Entrance doors and provides a paved seating area. To the rear of the property is space for a storage shed.

## Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

## Council Tax Band

We understand that this property is council tax band A.

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

## Leasehold

Our client advises us that the Park Home is Leasehold. We understand that there is a maintenance charge of £187.10. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.

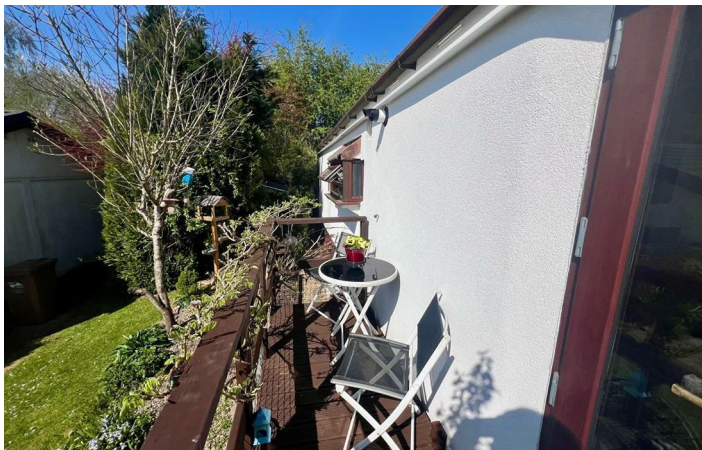
## Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

## Agents Note

Residents must be aged 60 years or over. The property benefits from off road parking with further visitor parking available.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

