



Connells

Cavans Wood Park, Ling Road
Cannock

Cavans Wood Park, Ling Road Cannock, WS12 4NH

For sale offers over
£110,000



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this TWO BEDROOM PARK HOME located in Huntington on the CAVANS WOOD PARK - EXCLUSIVELY FOR OVER 55'S!

Being welcomed into the bright and generous living room with a door into the kitchen area. The kitchen comes fully fitted with space for dining furniture if required. The inner hallway provides access to both bedrooms, the shower room and the conservatory. The conservatory offers additional space and storage for appliances and furniture.

Externally benefiting from having parking suitable for multiple vehicles and both front and rear gardens.

The property is well located to provide easy access to Cannock Town Centre offering a wide range of amenities, small businesses and traditional markets with both local & national bus and train services available. The location also benefits from being just a few minutes away from well known Cannock Chase, loved for its outstanding natural beauty, scenic landscapes, wildlife and history. Commuter benefits include A460, A5 and M6 toll road linking the midlands motorway network.

Lounge

11' 7" x 10' 4" (3.53m x 3.15m)

Having a UPVC entrance door into lounge, laminate flooring, ceiling light point, double glazed window to the front and side aspect, door in to kitchen.

Kitchen / Diner

11' 7" x 10' 6" max (3.53m x 3.20m max)

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over, double sink with drainer, space for appliances, space for oven, space for fridge / freezer, door to storage cupboard, radiator, double glazed windows to the side aspects, tiled splashbacks, space for dining furniture, ceiling light point, vinyl flooring, door to hallway.

Conservatory

7' 4" x 14' 1" (2.24m x 4.29m)

Having laminate flooring, double glazed windows to all aspects, french doors to the side aspect, wall light, space for furniture.

Hallway

Having carpeted flooring, ceiling light point, radiator, doors to bedrooms and shower room.

Bedroom 1

11' 7" x 9' 4" max (3.53m x 2.84m max)

Having carpeted flooring, ceiling light point, radiator, fitted overhead cupboards, built in wardrobes, double glazed window to the side aspect.

Bedroom 2

7' 3" x 4' max (2.21m x 1.22m max)

Having carpeted flooring, storage cupboard, ceiling light point, space for furniture, double glazed window to the side aspect.

Shower Room

Having a WC, hand wash basin with storage below, shower cubicle with shower above and glass screen doors, laminate flooring, heated towel radiator, ceiling light point, double glazed window to the side aspect.

Outside

Front

Having parking suitable for multiple vehicles with steps down to laid to lawn

Rear

Having a paved patio area with steps to conservatory and laid to lawn areas.

Agents Note

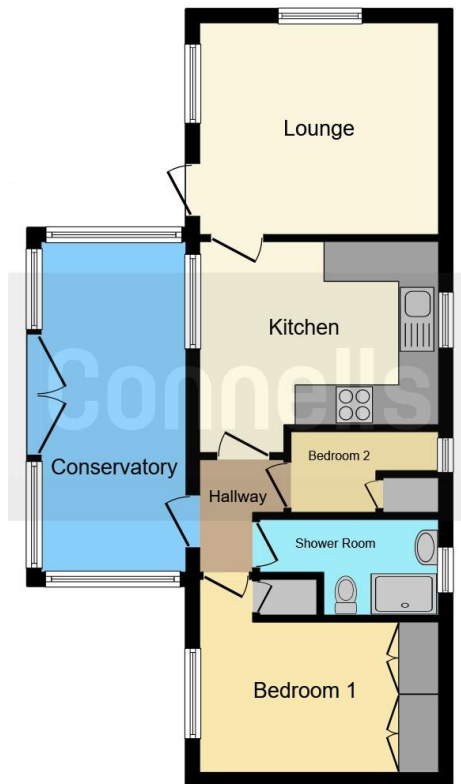
There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Council Tax
 Awaited Band: A

Tenure:

view this property online connells.co.uk/Property/CNK106947

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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