



£95,000

 TENURE: Leasehold

 EPC RATING: N/A

 COUNCIL TAX BAND: A

## Cannock

Cavans Wood Ling Road  
Cannock Staffordshire



***Ideal for the retiring purchaser this delightful park home which is offered with NO UPWARD CHAIN has been improved and presented superbly well throughout.***

Located on an ever popular park home site for those over the age of 50 years and being handy for local shops, amenities and bus routes giving great access to Cannock, Cannock Chase, Stafford, Penkridge and Rugeley. This detached park home has two bedrooms, a refitted shower room, breakfast kitchen and a living room with wrap around well maintained gardens.

- Detached Park Home For Over 50's
- Offered With No Upward Chain
- Popular Residential Park Home Development With Pets Allowed
- Convenient For Local Shops & Amenities
- Two Bedrooms & Shower Room
- Breakfast Kitchen & Pleasant Lounge

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**01785 715555**

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**Entrance & Breakfast Area** 8' 2" x 6' 9" (2.50m x 2.07m)

A front aspect room having space to accommodate a table & chairs, with archways to the kitchen & lounge, laminate flooring, radiator, and a double glazed door to the side elevation, and further double glazed window to the front elevation.

**Lounge** 12' 9" x 10' 11" (3.88m x 3.34m)

A spacious dual-aspect room, having a decorative fire surround housing an electric fire, laminate flooring, radiator, double glazed window to the front elevation, a double glazed door to the side elevation, and internal door to Inner Lobby.

**Inner Lobby**

With laminate flooring, and doors to;

**Kitchen** 10' 6" x 8' 2" (3.21m x 2.50m)

Fitted with a matching range of wall, base & drawer units with work surfaces over incorporating an inset sink, and having spaces for appliances. In addition, there is laminate flooring, a door to a built-in storage cupboard, internal door



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to Hallway, a double glazed window to the side elevation, and open-plan archway to breakfast area.

**Bedroom One** 9' 11" x 9' 5" (3.02m x 2.88m) (width measured UPTO fitted wardrobes)

A double bedroom, having fitted wardrobes, radiator, and a double glazed window to the rear elevation.

**Bedroom Two** 9' 5" x 6' 9" (2.88m x 2.07m) (width measured UPTO fitted wardrobes)

Having fitted wardrobes, radiator, and a double glazed window to the rear elevation.

**Shower Room** 6' 6" x 5' 6" (1.97m x 1.67m)

Fitted with a modern contemporary style suite comprising of a double walk-in shower cubicle with screen housing an electric shower, a low-level WC, and a vanity style wash hand basin with cupboard beneath. In addition, there is vinyl flooring, a chrome towel radiator, and a double glazed window to the side elevation.

### Externally

A paved pathway provides access to the side of the property where there are wrap around lawned garden areas to the front, side & rear elevations. In addition, the site provides a good sized lawn area with a variety of bordering flowerbeds, plants & shrubs, and having a paved patio seating/outdoor entertaining area enjoying a pleasant outlook.



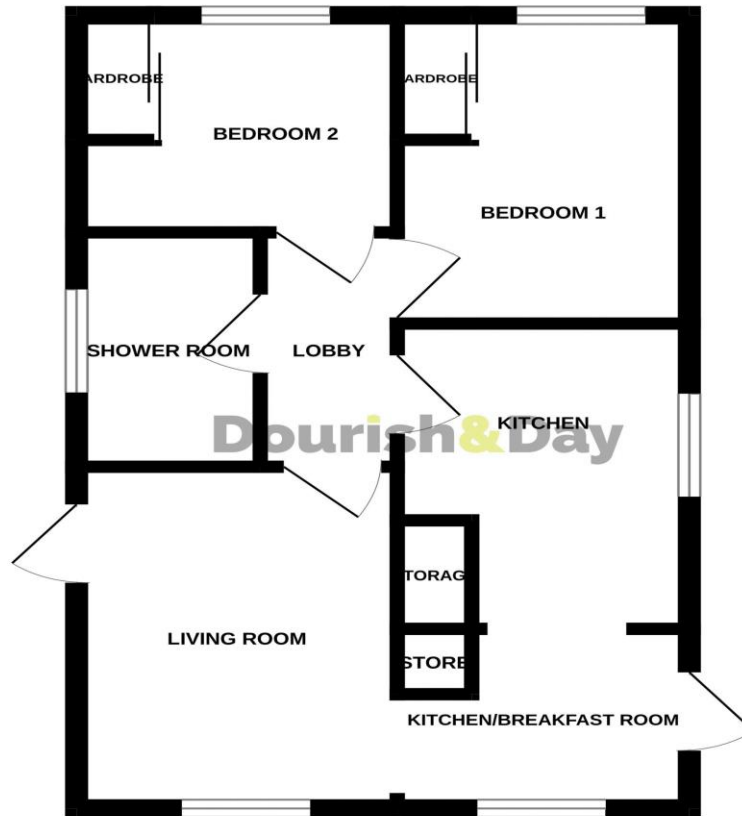
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## GROUND FLOOR



PROPERTY EXEMPT FROM AN EPC

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