



HR ESTATE AGENTS

2 Bedrooms

Park home

£135,000

Located in

Coventry





# New Green Park

Coventry | CV2 1HS



Emma Sheridan is pleased to present this charming two-bedroom park home situated in the tranquil New Green Park, Wyken. This delightful residence is designed for those aged over 50, offering a serene environment perfect for a relaxed lifestyle while still being conveniently close to local amenities.

Upon entering, you will find a well-appointed and spacious interior that is both light and inviting. The modern kitchen boasts ample storage and space for essential appliances, making it a practical area for culinary pursuits. The lounge-diner is particularly appealing, featuring dual-aspect windows that flood the room with natural light, creating a warm and airy atmosphere ideal for both relaxation and entertaining.

The property includes double-glazed windows throughout and benefits from gas central heating, ensuring comfort and energy efficiency throughout the year. Both double bedrooms are generously sized and come equipped with fitted wardrobes, providing convenient storage solutions. The stylish shower room features a contemporary walk-in enclosure, combining practicality with modern design.

Outside, the park home is surrounded by private garden space on all sides, with the rear garden offering a peaceful retreat that is low-maintenance, allowing you to unwind without the burden of extensive upkeep. Additionally, a driveway provides off-road parking, and a brick-built shed with a power supply offers extra storage or a space for hobbies.

This property is ideally located near shops, healthcare services, and public transport, ensuring that all your needs are easily met. With a monthly site fee of approximately £146, which includes water and drainage, and a Council Tax Band A rating for lower annual charges, this home is both economical and

# New Green Park

£135,000 Freehold



- Two Double Bedrooms with Built in Storage
- Spacious Lounge Diner
- Driveway and Brick Built Storage Shed with Electric Supply
- Close to Transport and All Local Amenities
- Modern Walk In Shower
- Private Garden Space to All Four Sides
- Over 50s Residential Site
- Cash Buyers Only

## Council Tax Band A

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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