



**Connells**

New Green Park Wyken Croft  
Coventry

# New Green Park Wyken Croft Coventry CV2 1HS

for sale  
**£110,000**



## Property Description

**\*"OVER 55's"** This park home is based in the residential area of Wyken with beautiful views set on New Green Park, close to local amenities and transport links and is suitable for retired and semi retired residents. The accommodation comprises of a lounge, fitted kitchen, two bedrooms, fitted bathroom and off road parking.

## Approach

Front door.

## Lounge

11' 9" x 11' ( 3.58m x 3.35m )

Double glazed window to the front and side elevations, radiator and decorative fireplace.

## Fitted Kitchen

12' 6" x 11' 10" max ( 3.81m x 3.61m max )

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Free standing gas cooker with oven, 4-burner hob and eye-level grill, automatic washing machine, fridge freezer, radiator, double glazed window to the front and rear elevations.

## Hallway

Radiator.

## Bedroom One

10' 11" max x 9' 10" ( 3.33m max x 3.00m )

Double glazed window to the front elevation, fitted wardrobes and radiator.

## Bedroom Two

8' x 4' 11" ( 2.44m x 1.50m )

Double glazed window to the rear elevation, fitted wardrobes and radiator.

## Fitted Bathroom

Comprising bath, wash hand basin, toilet, radiator and double glazed window to the rear elevation

## Outside

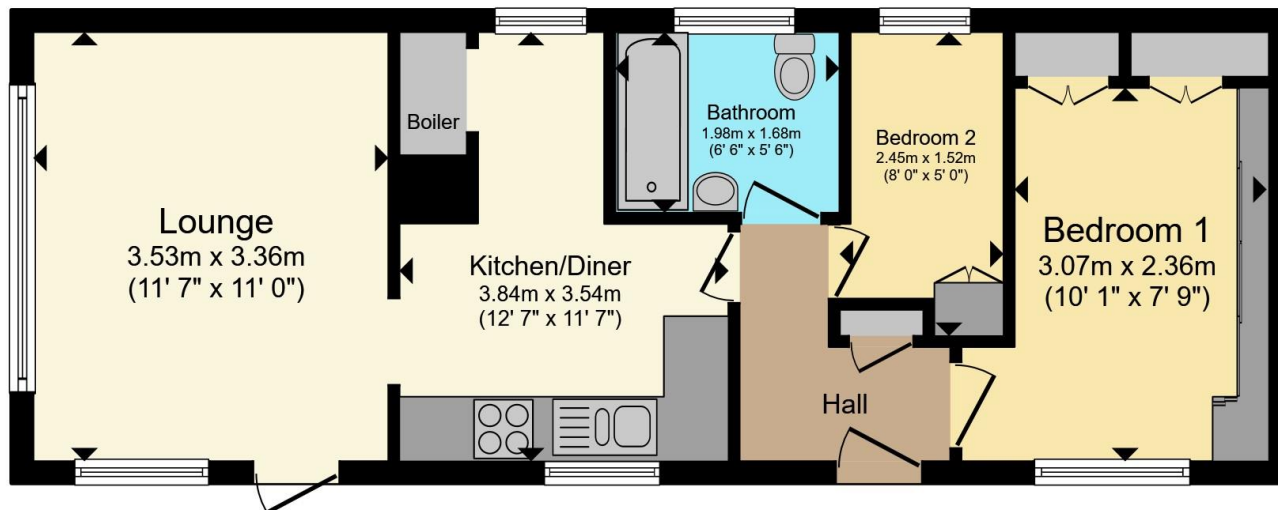
Secluded to the side of the home is ample storage: metal panel shed and large brick built shed. There is a slabbed area already laid for off- road parking on the plot.

## 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](http://www.gov.uk))





Total floor area 45.6 m<sup>2</sup> (491 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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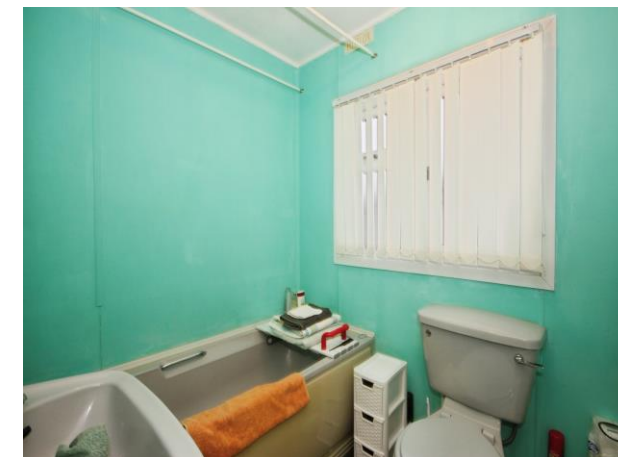
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38 New Union Street  
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EPC Rating: D Council Tax  
 Band: A

**view this property online [connells.co.uk/Property/COV323132](http://connells.co.uk/Property/COV323132)**

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.



Tenure:



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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