



The Firs Mobile Home Park | Cannock | WS11 7LW

£87,500

 **Webbs**
estate agents

Summary

**** OVER 55'S ONLY ** STUNNING ** EXTREMELY WELL PRESENTED ** SINGLE UNIT ** NEW WINDOWS AND THERMAL CLADDING ** MODERN REFITTED BREAKFAST KITCHEN ** DRIVEWAY ** LOW MAINTENANCE GARDENS ** IDEAL FOR LOCAL AMENITIES ** VIEWING STRONGLY ADVISED ****

Webbs Estate Agents are pleased to offer for sale an extremely well-presented and improved one-bedroom park home, ideal for local transport links, close to the designer shopping village, local shops and amenities.

In brief consisting of entrance, a refitted and modern breakfast kitchen with storage pantry, a light and modern lounge, one double bedroom and a recently refitted shower room.

Externally the property has a low-maintenance garden with a driveway providing off-road parking, this property is for over 55's and is on a small well kept development.

THIS IS IDEAL JUST TO MOVE INTO AND NEEDS NO WORK, VIEWING STRONGLY ADVISED

Key Features

- OVER 55'S ONLY
- NEW WINDOWS AND THERMAL CLADDING
- EXTREMELY WELL PRESENTED
- EXCELLENT TRANSPORT LINKS
- ONE DOUBLE BEDROOM
- GARDENS AND DRIVEWAY
- MODERN REFITTED BREAKFAST KITCHEN
- VIEWING ESSENTIAL

Rooms and Dimensions

ENTRANCE

LOUNGE

11'8" x 11'5" (3.56m x 3.48m)

MODERN REFITTED BREAKFAST KITCHEN

11'5" x 7'9" (3.48m x 2.36m)

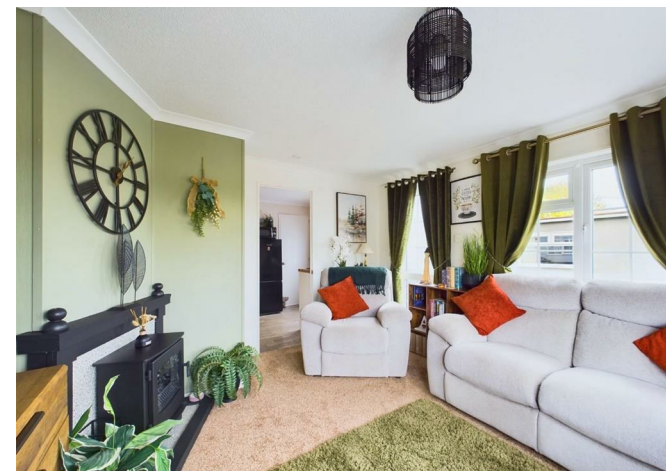
REFITTED SHOWER ROOM

7'10" x 4'2" (2.39m x 1.27m)

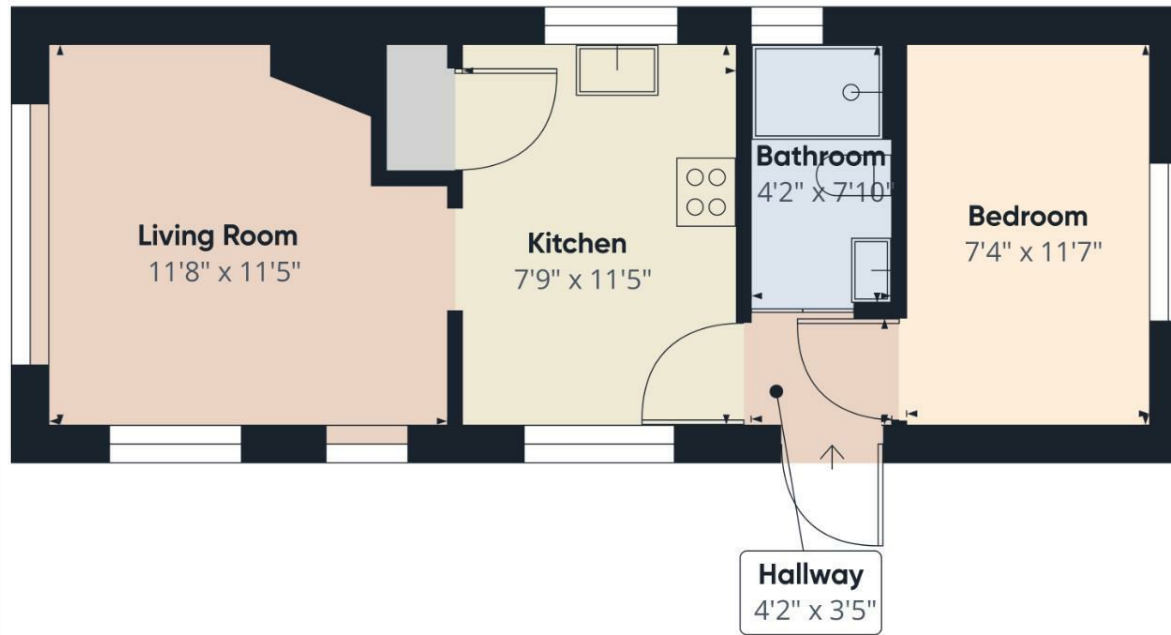
BEDROOM

11'7" x 7'4" (3.53m x 2.24m)

LOW MAINTENANCE GARDEN AND DRIVEWAY







Approximate total area⁽¹⁾
359.58 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Key Average Energy Cost - lower energy costs</p> <p>100-150 kWh/m²/year A</p> <p>150-200 kWh/m²/year B</p> <p>200-250 kWh/m²/year C</p> <p>250-300 kWh/m²/year D</p> <p>300-350 kWh/m²/year E</p> <p>350-400 kWh/m²/year F</p> <p>400-450 kWh/m²/year G</p>		<p>Key Environmental Impact - lower CO₂ emissions</p> <p>100-150 g/m²/year A</p> <p>150-200 g/m²/year B</p> <p>200-250 g/m²/year C</p> <p>250-300 g/m²/year D</p> <p>300-350 g/m²/year E</p> <p>350-400 g/m²/year F</p> <p>400-450 g/m²/year G</p>	
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	