

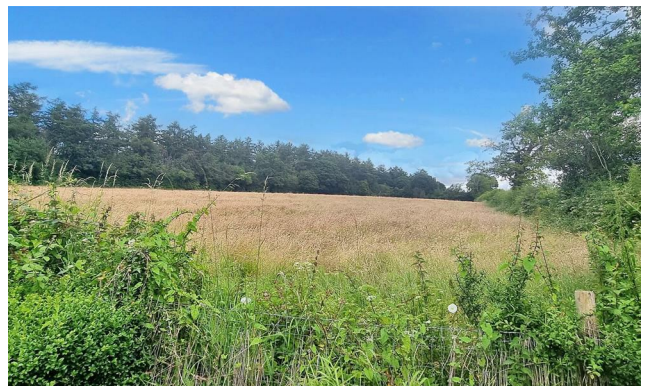


THE KEY TO YOUR NEXT MOVE

[www.keystateagents.com](http://www.keystateagents.com)

# For Sale

Tel: 024 7635 7645



**£90,000**

24 Eaves Green Park, Meriden CV7 7JA



E-mail: [sales@keystateagents.com](mailto:sales@keystateagents.com)

KEY ESTATE AGENTS

Website: [www.keystateagents.com](http://www.keystateagents.com)



**\*\*\*LOOKING FOR A PARK HOME\*\*\*** Lovely new park home coming to market at Eaves Green Park Home Site. Good sized plot located to the rear of the Park with nice views across the country fields. Property consists of cozy Living room offering plenty of light and space to decorate your way. Kitchen comes with built in cupboard space, Oven/ Grill and Electric Hob. Good sized double bedroom with additional space for Wardrobes and Dresser Table. Large Bathroom wet room with electric shower and usual bathroom facilities. Property consists of a Brick Built Extension located to the rear of the property currently acting as a Utility Room with Wheelchair access via Lift. The property is heated via LPG Gas bottles.

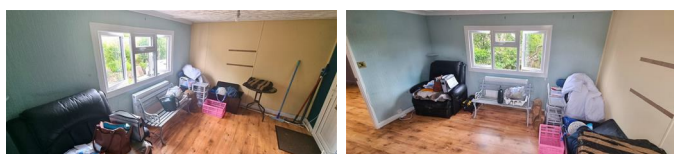
Council Tax Band: A  
 Ground Rent: £161.03 pm  
 EPC: Park Home N/A  
 Tenure: Park Home N/A

### Entrance



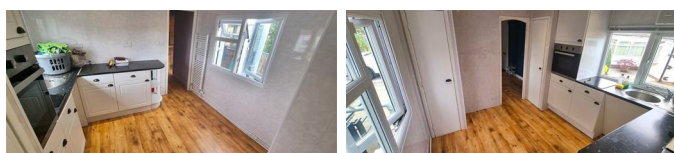
Beautiful entrance to lovely Park Home via PVC door to the living room.

### Living Room 12'8" x 9'8" max (3.87 x 2.96 max )



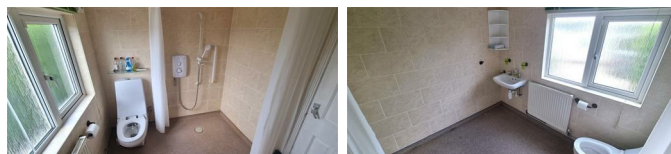
Spacious Living room with large window allowing plenty of natural light. Views looking out to the rear of the property with over the fields.

### Kitchen 9'7" x 9'4" max (2.94 x 2.86 max)



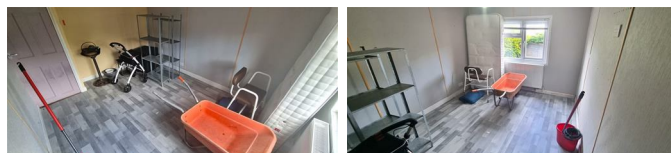
Good sized kitchen with windows to the front and rear of the property. Built in Oven/ Grill, Electric Hob and plenty of Cupboard Space.

### Bathroom 8'0" x 6'7" max (2.44 x 2.02 max)



Large Bathroom with Wet Room, W/C Facilities, Electric Shower and Basin.

### Bedroom 12'8" x 9'4" max (3.88 x 2.85 max)



Good Sized Double room with plenty of space for Wardrobe and Drawers.

### Utility Room 8'9" x 6'2" max (2.69 x 1.90 max)



Handy brick built extension. Currently houses the boiler, can be used as a utility room or converted into a home office. Glazed door leading to rear patio and disabled access lift.

### Courtyard Garden



Nice gravelled garden area with idyllic views across the country fields. Passenger Lift at rear of property for wheelchair access.

### Driveway

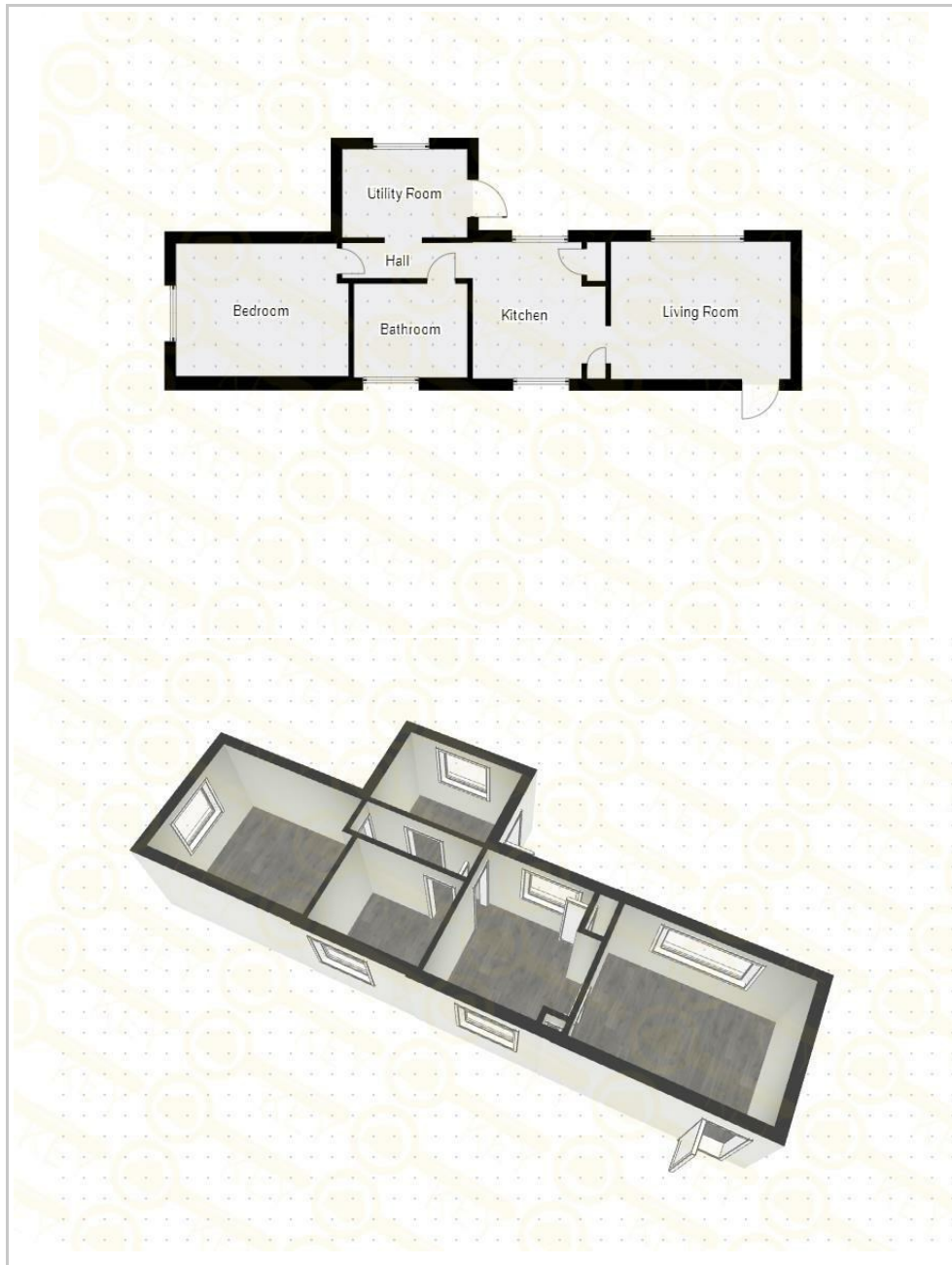
Good sized driveway with space for two cars located to the side of the property plot.

### Agent Notes

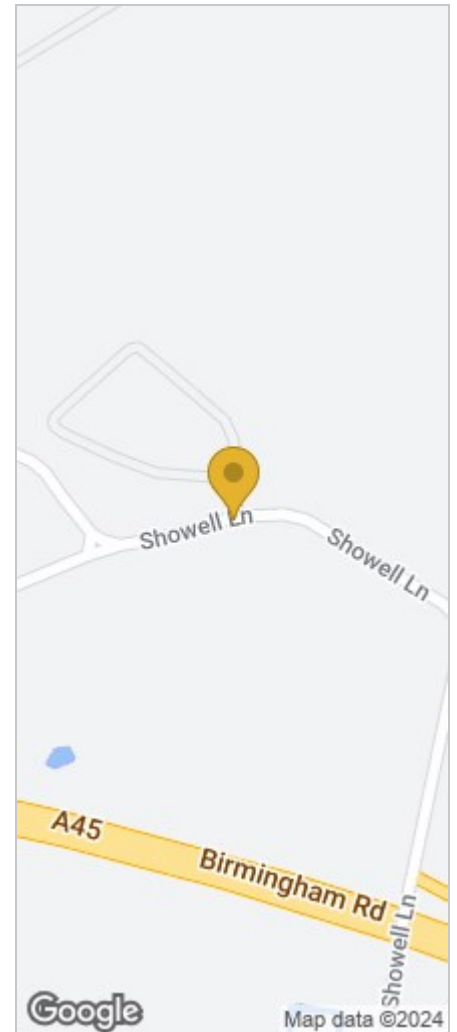
We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the

opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.

## Floor Plan



## Area Map



## Energy Efficiency Graph

### HAVE YOU GOT A PROPERTY TO SELL OR LET?

KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the **Nuneaton, Bedworth** and **Hinckley** and surrounding villages.

If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

Please call us today for details on all of our services, along with information about our competitive fee structure.

**KEY Estate Agents**  
**2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ**  
**sales@keyestateagents.com**



Zoopla.co.uk



rightmove



These particulars do not constitute an offer contract and have been prepared for guidance only, and must not be relied upon as statement of fact.

Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale. The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.



024 7635 7645