



HR ESTATE AGENTS

2 Bedrooms

Park home

£120,000

Located in

Coventry





New Green Park

Coventry | CV2 1HT



Emma Sheridan is delighted to offer this attractive two-bedroom park home, ideally positioned within the peaceful setting of New Green Park, Wyken. Exclusively available to residents aged 50 and over, this welcoming home provides a calm and comfortable lifestyle while remaining within easy reach of local amenities.

Stepping inside, you are greeted by a bright, spacious, and well-presented interior. The modern kitchen offers generous storage along with ample space for essential appliances, making it both functional and ideal for everyday cooking. The lounge-diner is a real highlight, featuring dual-aspect windows that allow natural light to pour in, creating a warm and airy space perfect for relaxing or entertaining guests.

The property benefits from double glazing throughout and gas central heating, ensuring year-round comfort and efficiency. Both double bedrooms are well-proportioned and include fitted wardrobes for convenient built-in storage. Completing the interior is a stylish shower room, fitted with a contemporary walk-in enclosure that combines modern design with practicality.

Externally, the home enjoys private garden space to all sides, with the rear garden providing a quiet, low-maintenance retreat—ideal for unwinding without the need for extensive upkeep. A driveway offers off-road parking, while a brick-built shed with power supply provides excellent additional storage or space for hobbies.

Conveniently located close to shops, healthcare facilities, and public transport links, this home offers both comfort and accessibility. The monthly site fee is

New Green Park

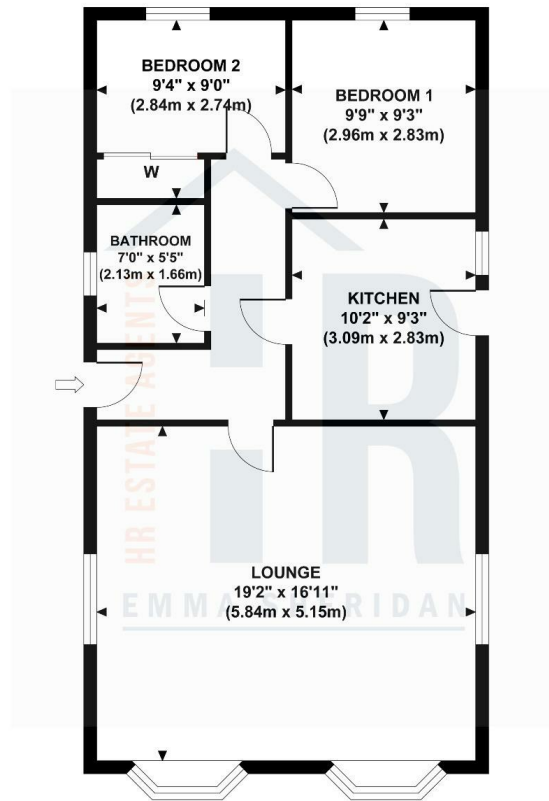
£120,000 Freehold



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

GREEN PARK

Approximate Gross Internal Area 728 sq ft / 67.60 sq m



**GROSS INTERNAL
FLOOR AREA 728 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.

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