



Offers Over £110,000

🔑 TENURE: Leasehold

📊 EPC RATING: N/A

£ COUNCIL TAX BAND: A

Cannock

Cavans Wood Park Ling Road
Cannock Staffordshire



Put the kettle on, relax, unpack and get ready to start your new life in this outstanding and well presented detached park home that has been truly improved, loved, renovated and provides a tranquil environment. There are two bedrooms and a refitted contemporary shower room. The refitted stunning open plan kitchen and living space are well appointed. Low maintenance wrap around gardens and patio seating area surround the property. Great for local shops and amenities. This exceptional opportunity comes with no upward chain and purchasers must be over the age of 50 years – now don't forget to pack the kettle!

- Detached Park Home For Over 50's
- Offered With No Onward Chain
- Popular Residential Park Home Development With Pets Allowed
- Convenient For local Shops & Amenities
- Great For Cannock Chase & Commuting
- Superbly Presented & Renovated

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

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Entrance Hallway

Accessed through a double glazed entrance door to the side elevation, leading through into a pleasant & inviting reception hallway, having ceiling coving, and internal door(s) off, providing access to;

Contemporary Living Space & Kitchen 19' 3" x 11' 6" (5.86m x 3.50m)

A stunning open-plan living & kitchens space, featuring a matching range of modern contemporary styled wall, base & drawer units with fitted work surfaces over, and incorporating an inset sink/drainers with chrome mixer tap over, and a range of integrated/fitted appliances which include; electric oven, integrated microwave, fridge/freezer, and washing machine. The kitchen area continues with a feature centre island with contemporary corner pull-out storage units. There is inset ceiling spotlighting throughout, ceiling coving, a radiator, double glazed windows to side elevations, a further double glazed window to the front elevation, and a double glazed door to the side elevation. The kitchen area also houses a wall mounted gas central heating boiler discreetly concealed within one of the fitted kitchen wall unit.



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Bedroom One 11' 6" x 7' 3" (3.50m x 2.22m)

A double bedroom which features fitted bedroom furniture, wood effect flooring, radiator, and a double glazed window to the rear elevation.

Bedroom Two 7' 10" x 4' 0" (2.40m x 1.21m)

Having wood effect flooring, ceiling coving, a radiator, and a double glazed window to the side elevation.

Shower Room 7' 10" x 4' 8" (2.40m x 1.41m)

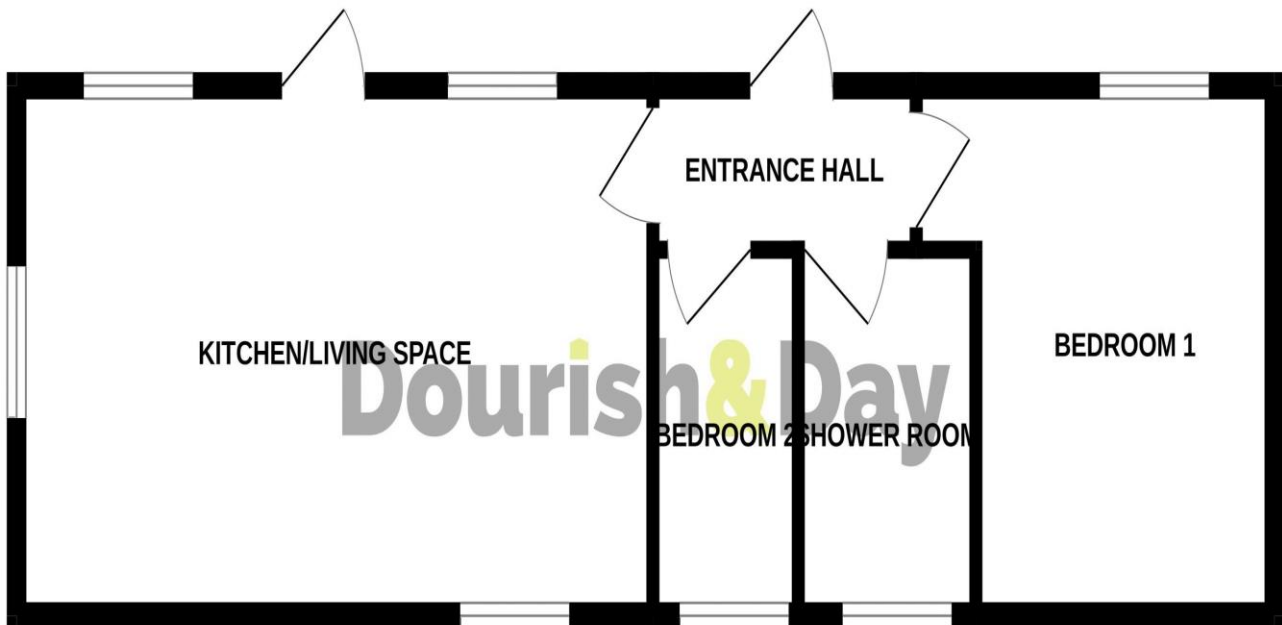
A stunning room, being recently fitted with a modern contemporary styled white suite comprising of a low-level WC, a vanity style wash hand basin with storage beneath, and a walk-in shower cubicle. There is a chrome towel radiator, ceiling coving, and a double glazed window to the side elevation.

Externally

The home enjoys wrap-around gardens to all four elevations consisting of a low-maintenance artificial lawned gardens, featuring a timber decked outdoor seating area, further timber sleeper beds with a variety of flowerbeds, plants & shrubs, spaces for outdoor storage, greenhouse. A paved pathway provides access to/around the property, and the garden benefits from also having an external cold water supply tap.



GROUND FLOOR



PROPERTY EXEMPT FROM AN EPC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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