



## 76 New Green Park Wyken Croft

Wyken, Coventry, CV2 1HR

Detached Park Home...No Chain...Two Bedrooms...Adapted for Wheelchair Users...Lounge...Kitchen Diner...Off Road Parking...Large Shed with Electrics...Refitted Wet Room...Wrap Around Garden to All Four Sides. We're delighted to offer this lovely detached park home for sale. Located on the popular New Green Park estate in Wyken, which offers a private residence for over 50's only. With fantastic local amenities and community feel, its ready to move in!

The property comprises of a generous kitchen / diner with plenty of storage and space for all those modern appliances, spacious lounge with dual windows, electric fire and feature fireplace, two double bedrooms one with large walk in wardrobe, these rooms also have a dividing door so can be used as one large bedroom, or close off for guests.

The exterior includes low maintenance garden space to all four sides, brick built storage and a separate metal shed, both having an electrical supply. A driveway provides off road parking for one vehicle.

Other benefits include central heating via a Worcester Bosch combi boiler, UPVC double glazing and doors, hard wired smoke alarms and a CCTV Camera system - freehold but £119 per month site pitch fee which

**Offers Over £110,000**

# 76 New Green Park Wyken Croft

Wyken, Coventry, CV2 1HR



- Detached Park Home
- Two Double Bedrooms
- Cash Buyers Only
- Adapted for Wheelchair Users
- Spacious Lounge
- No Chain
- Refitted Wet Room
- Private Parking

## Kitchen / Diner

16'8" x 9'6" (5.1 x 2.9)

## Lounge

16'4" x 10'5" (5.0 x 3.2)

## Shower Room

5'2" x 6'6" (1.6 x 2.)

## Bedroom One

9'6" x 9'2" (2.9 x 2.8)

## Bedroom Two

9'6" x 7'10" (2.9 x 2.4)

## Outside

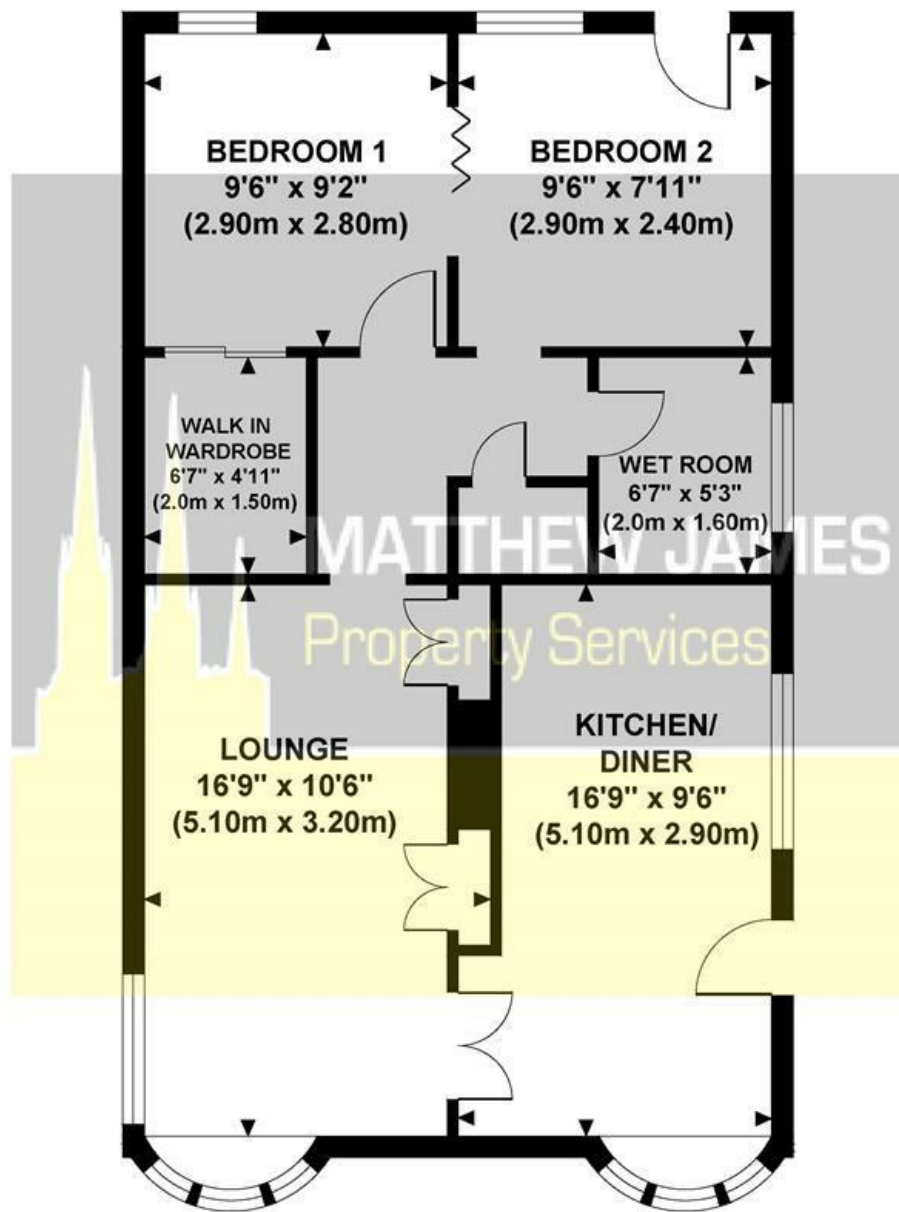


Directions



# NEW GREEN PARK

Approximate Gross Internal Area 649 sq ft / 60.30 sq m



**GROSS INTERNAL  
FLOOR AREA 649 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## CONTACT INFORMATION

📍 24a Warwick Row, Coventry CV1 1EY

☎ 02477 170170

✉ info@matthewjames.uk.com

🌐 www.matthewjames.uk.com

📘 Facebook

🐦 Twitter