Denny & Salmond

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Residential Sales & Letting Agents

# 32 Hook Bank

## Hanley Castle, WR8 0BQ

This park home is specifically designed for the over 60s, providing a welcoming community for those looking to enjoy their retirement years in a serene and well-maintained environment Built in the 1980s, this Prestige Park Home exudes character and charm while offering modern comforts. This delightful property boasts a generous living room, kitchen dining room, with two bedrooms, and a refitted shower room. Situated on a corner plot, this home offers a sense of privacy and tranquillity, ideal for those looking to enjoy peaceful surroundings. With parking available, convenience is at your doorstep. Viewing is via Denny & Salmond Estate Agents

**£130,000**

# 32 Hook Bank

## Hanley Castle, WR8 0BQ

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32 Hook Bank is a very well presented Prestige Park Home enjoying a superb corner plot location at Hook Bank Park which is within easy reach of the village of Welland and the town of Upton upon Severn. Welland offers a Post Office within the Village Shop, Public Houses, Community Orchard, Church and Village Hall.

### Entrance

Glazed obscured door opens into the Entrance Hall. With space and plumbing for washing machine, base and eye level units with working surfaces. Part glazed door opens into the Kitchen Dining Room.

### Kitchen Dining Room

16'9" x 8'6" (5.13m x 2.6m)

The Kitchen Area is comprehensively fitted with a range of grey high gloss, base and eye level units with working surfaces. Four point electric induction hob with stainless steel splashback and extractor above and a single electric oven. Sink unit with drainer and mixer tap and space for a tall appliance. Double glazed window to the side aspect overlooking the garden.

The Dining Area has plenty of space for a table, double glazed window to the front aspect and radiator. Archway opens into the Living Room.

### Living Room

17'0" x 10'11" (5.2m x 3.34m)

A light and spacious room with double glazed French Doors opening out to a raised decked seating area and a further double glazed window to the side aspect overlooking the garden. Wood effect flooring, radiator and door leading to the Inner Hallway.

### Inner Hallway

With doors off to both Bedrooms and Shower Room. Door to storage cupboard housing Vaillant gas combination boiler, electric fuse board and storage space.

### Bedroom One

9'6" x 8'11" (2.9m x 2.73m)

Double glazed window to the side aspect, radiator and walk-in wardrobe.

### Bedroom Two

9'6" x 8'3" (2.9m x 2.54m)

Double glazed window to the rear aspect. Radiator.

### Shower Room

Shower room has been re-fitted with a white suite comprising, glazed shower cubicle, low flush WC and vanity unit with sink inset with a cupboard below. Chrome "ladder" style radiator and obscured double glazed window to the side aspect.

### Outside

From the car park, a pedestrian pathway leads to the property.

This home sits on a generous corner plot with the majority of the garden to the front and one side of the property being laid to lawn with beautiful raised flower beds. To the other side of the property is a generous paved seating area, with the remaining being laid to stone for ease of maintenance and bark covered borders with numerous fruit trees and shrubs. This area is encompassed by newly installed timber fencing. To the rear of the property is further hardstanding with plenty of room for a shed.

### Council Tax Band

We understand that this property is council tax band A.
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

### Agents Note

Residents must be aged 60 years or over. The property benefits from off road parking with further visitor parking available. Our client advises that external insulation has been added to the park home and the chassis has also been treated.

We are advised (subject to legal verification) that the property is Leasehold subject to a monthly site fee. This fee is paid to the manager/owner of the site and is currently £187 per month (subject to verification).

### Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

### Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

## Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.