



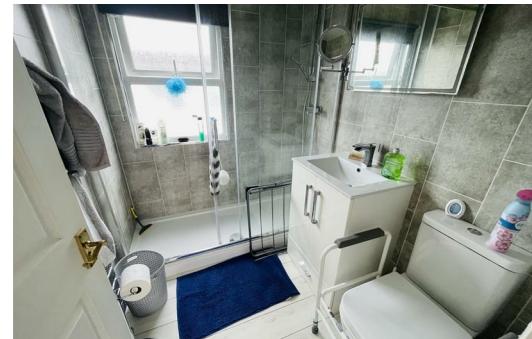
**Miners Walk, Wood End
CV9 2SA
Asking Price £120,000**

Welcome to Miners Walk, Wood End - a charming location for this delightful park home. This property boasts a cosy reception room, perfect for relaxing after a long day. With one bedroom, you'll find comfort and tranquillity in this peaceful setting. The shower room offers convenience and modern amenities.

Nestled in a serene environment, this park home provides a unique living experience. The allure of this home lies in its quaintness and the sense of community that comes with park home living.

Imagine waking up to the sound of birds chirping and enjoying your morning coffee surrounded by nature. This property is ideal for those seeking a peaceful retreat away from the hustle and bustle of city life.

Don't miss out on the opportunity to own a piece of tranquillity at Miners Walk, Wood End. This park home is a hidden gem waiting for the right owner to appreciate its charm and character. This home is for the over 50's only



Entrance

Via double glazed entrance door leading into

Hall

With door to built in storage cupboard, and doors leading to:

Open Plan Living

21'10" x 11'5" (6.65m x 3.49m)

Two windows to side, bow window to front, feature fireplace, wooden effect laminate flooring, dining area and remainder having fitted kitchen with built in oven and hob, space for fridge freezer and plumbing for washing machine, stainless steel sink unit with single drainer and mixer taps over. double French style doors leading to outside.

Double Bedroom

7'9" x 9'5" (2.37m x 2.88m)

Window to side, built in wardrobe and matching bedside cabinets.

Shower Room

Window to side and recently fitted with a shower enclosure, vanity sink unit with cupboard under and low level w.c., towel rail.

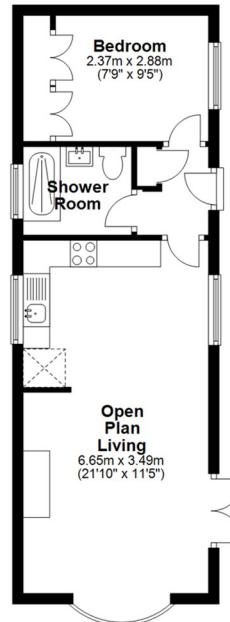
Outside

This is of easy maintenance, mainly paved with raised timber decking and being enclosed. Parking to the front of the plot.

General

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. This property is located on an all year site and therefore is liable for council tax, payable to North Warwickshire Borough Council and is BAND A. An EPC is not required for this type of residence.

Ground Floor
Approx. 38.3 sq. metres (412.3 sq. feet)



Total area: approx. 38.3 sq. metres (412.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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