



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 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 bathroom. 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

£144,999

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32 Hook Bank is a very well presented 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 and a Church.

Entrance

Glazed obscured door opens into Entrance Hall. With space and plumbing for washing machine, eye and base 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, eye and base 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 flower beds. To the other side of the property is a paved seating area, with shrub covered trellis, and plenty of room for pots. This area is encompassed by hedging for privacy. To the rear of the property is a further hardstanding for a timber shed.

Council Tax Band

We understand that this property is council tax band A.

This information may have been obtained via www.voagov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

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

Agents Note

Residents must be aged 60 years or over. The property benefits from off road parking with further visitor parking available.

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 £180 per month (subject to verification).

Virtual Tour

A virtual tour is available on this property copy this URL into your browser bar on the internet https://youtu.be/aRUEuzzt4so?si=2oSG9PW2RbB0uT_4



Floor Plan

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