



£165,000

7 Eaves Green Park, Showell Lane, Meriden, Coventry, CV7 7JA

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Charming Detached Two-Bedroom Mobile Home for the over 55's.

This well-appointed detached mobile home offers comfortable and versatile living in a convenient semi rural location. Featuring an open-plan lounge and dining area, the space is perfect for relaxing or entertaining guests. The separate kitchen has ample storage and room for appliances, while the home's two double bedrooms, each with built-in wardrobes, ensure plenty of personal space. The modern shower room completes the interior.

Outside, the property benefits from off-road parking and a shed, ideal for extra storage or hobbies. This home combines practical functionality with a welcoming atmosphere, making it an excellent choice for downsizers, retirees or those seeking a cozy retreat.

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## Approach

This mobile home is approached via a gravelled and patio area, parking to the side and step and railing leading to a double glazed front entry door.

## Lounge/Dining Area

Step into a bright, open-plan lounge featuring brand-new carpets that create a warm, inviting atmosphere. An electric wall-mounted fire sits within an elegant fire surround, complemented by a stylish mahogany shelving and storage unit to one side for both function and charm. The adjoining dining area has wood-effect laminate flooring, perfectly blending style with practicality for everyday living or entertaining.

## Kitchen

Featuring ample base and wall-mounted storage units, this space keeps your cookware, utensils, and essentials neatly organised. Under-counter lighting enhances both ambiance and practicality, providing a well-lit workspace for meal preparation. The kitchen accommodates modern appliances with dedicated spaces, complemented by a sleek stainless steel sink unit and an additional storage cupboard for extra versatility. Two-door access ensures smooth flow through the space, while a rear UPVC door opens to the outdoor area, seamlessly connecting indoor and outdoor living.

## Master Bedroom

A light and airy, good size double bedroom, perfect for relaxation. Natural light floods the room. Thoughtfully designed built-in wardrobes provide ample storage, blending seamlessly with the room's character while offering a classic, versatile and timeless.

## Second Bedroom

Charming double bedroom, thoughtfully designed with a built-in mahogany-style wardrobe and a matching dressing table. Bathed in natural light, this cozy space combines functionality and warmth, perfect for restful nights and organised living.

## Bathroom

Step into this spacious shower room featuring newly laid flooring for a fresh, contemporary feel. The room boasts a sleek three-piece suite, including a WC, a pedestal sink complemented by a stylish vanity cabinet above, and a separate shower cubicle.

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## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions