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# For Sale

**Tel: 024 7635 7645**



**£105,000**

24 Harvest Hill Park Oak Lane, Allesley, Coventry CV5 9BY



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**KEY ESTATE AGENTS**

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# 24 Harvest Hill Park Oak Lane

Allesley, Coventry CV5 9BY

**£105,000**



Nestled in the woodlands, just off Oak Lane, Coventry is Harvest Hill Park. An idyllic countryside spot with beautiful views and peace and tranquillity. This two bed, park home is the perfect home for those wishing to leave the hustle and bustle of the town and take in the calm of the countryside. Comprising a large and airy living room, with beautiful bay windows overlooking the park, dining room, modern fitted bathroom, two good sized double bedrooms, both with fitted wardrobes and a fully fitted kitchen with cooker and space for a washing machine. Outside, to the rear, you have a shady courtyard and to one side you have a sunny patio and an area laid to lawn. To the front entrance there is a decking space, a brick built shed and plenty of space for all your potted plants! There is also a dedicated parking spot in a communal car park to the front entrance of the park, with spaces for visitors. Enquire now to find your tranquillity at Harvest Hill Park.

Council Tax Band: A  
EPC: N/A Park Home  
Tenure: Non - Traditional, Park Home.  
Ground Rent: £186 PCM  
No Service Charge

## Entrance

Entrance through part glazed front door leading into kitchen.

## Kitchen

10'4" x 9'3" max (3.162 x 2.825 max)

Well appointed and good sized kitchen with freestanding cooker, space for washing machine and space for a fridge freezer. Plenty of cupboard space for all your kitchen essentials!

## Dining Room

7'4" x 10'0" max (2.254 x 3.062 max)

Light and airy dining room with access to storage cupboard and opening to the living room. Window to the side access, letting in ample light.

## Living Room

19'1" x 11'0" (5.826 x 3.373)

Fantastically sized living room, with large bay windows overlooking the front aspect, recently fitted patio doors to the side decking and part glazed door to the other side. A beautiful space for entertaining or for cosying up on those long winter nights!

## Bathroom

5'6" x 6'6" (1.684 x 1.997 )

Modern fitted bathroom with corner walk in shower cubicle, WC and wall mounted sink.

## Bedroom One

9'6" x 10'11" max (2.899 x 3.34 max)

Good sized double bedroom with fitted wardrobes and window to the rear aspect.

## Bedroom Two

9'5" x 7'0" (2.885 x 2.143)

Double bedroom with fitted wardrobes and window to rear aspect.

## Garden

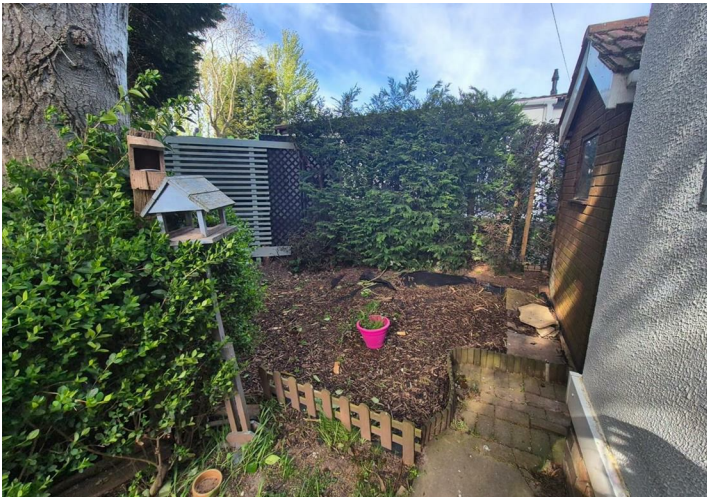
The park home is located on a lovely, secluded spot with a patio to one side, decking to the other and shaded courtyard area to the back. There is space for entertaining or whiling away those long summer days with a good book.

## Parking

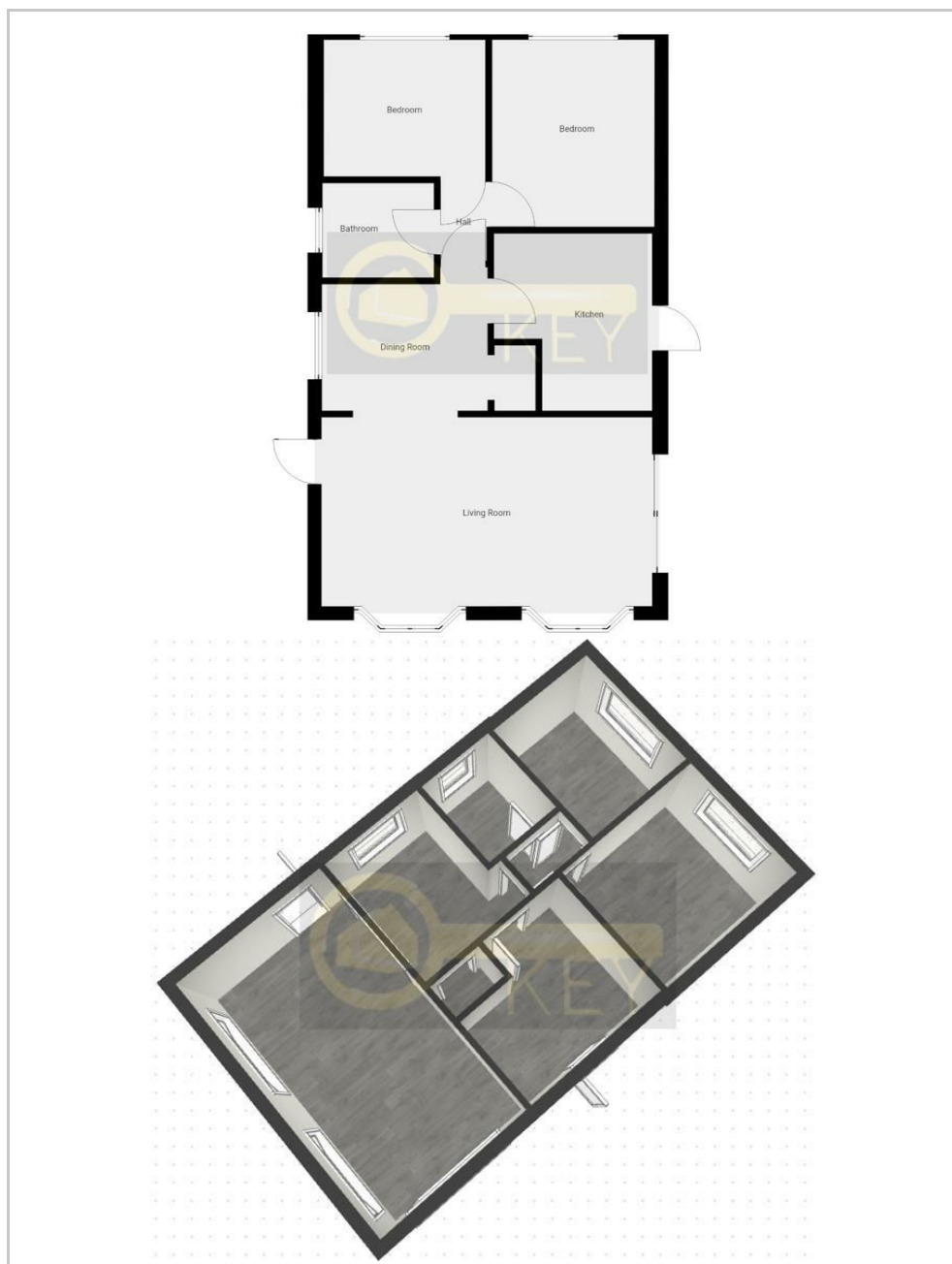
Dedicated parking space next to the park home with a communal car park with spaces for visitor parking.

## Agents Notes

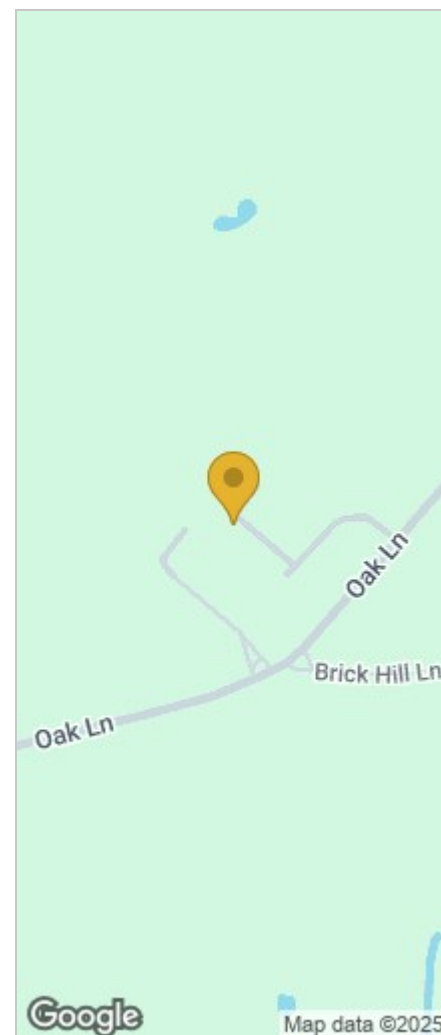
We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.



## Floor Plan



## Area Map



## Energy Efficiency Graph

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