



smarthomes

Oak Tree Farm

Juggins Lane, Earlswood, B94 5LL

- A Beautifully Presented Park Home
- Two Double Bedrooms
- Dressing Area & Modern En-Suite Shower Room
- Modern Fitted Kitchen

£220,000

Current Council Tax Band - A



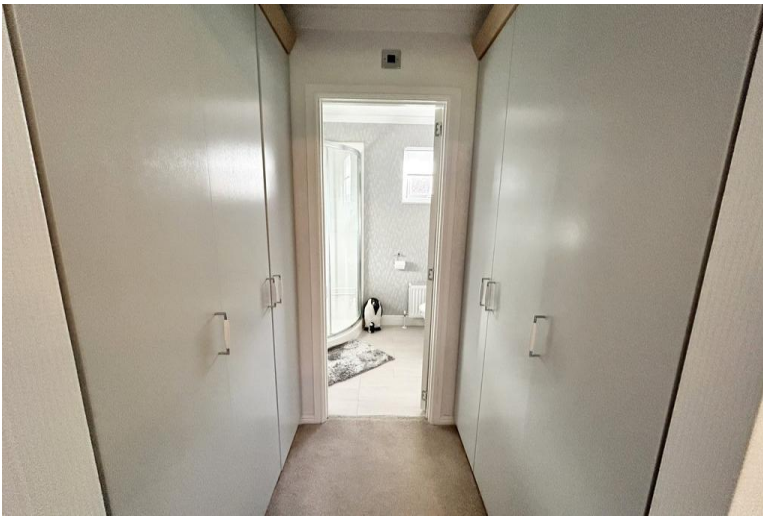


Property Description

The property is set well back from the road behind a well maintained laid lawn with paved footpath leading to the property. A decorative wrought iron gate leads to private gardens and a UPVC double glazed door leads into

Entrance Hallway

With two ceiling light points, useful storage cupboard and door leading off to



Dual Aspect Open Plan Lounge/Diner

19' 3" max x 18' 4" max (5.87m max x 5.59m max) With UPVC double glazed French doors leading to gardens, two UPVC double glazed bow windows and a further UPVC double glazed window. Three wall mounted radiators, two ceiling light points, a feature fire surround with stone effect electric fire and door to



Modern Fitted Kitchen

11' 7" x 9' 3" (3.53m x 2.82m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Integrated dishwasher and fridge/freezer, tiling to splash back areas, ceiling light point, UPVC double glazed window and a UPVC double glazed door to a further porch giving access to gardens



Master Bedroom

10' 9" x 9' 8" (3.28m x 2.95m) With a UPVC double glazed bow window, wall mounted radiator, ceiling light point, complimentary dressing table and bedside tables and opening into

Dressing Area

With two triple fitted wardrobes and door into



Modern En-Suite Shower Room

7' x 5' 6" (2.13m x 1.68m) Being fitted with a modern white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Wall mounted radiator, tiling to splash prone areas, wood effect flooring, ceiling light point and a obscure UPVC double glazed window



Bedroom Two

9' 9" x 9' 2" (2.97m x 2.79m) With a UPVC double glazed window, wall mounted radiator, ceiling light point, tripled fitted wardrobes, over bed storage and complimentary dressing table and bedside tables

Modern Bathroom

Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Wall mounted radiator, tiling to splash prone areas, wood effect flooring, ceiling light point and an obscure UPVC double glazed window



External

The property is surround by a block paved patio with decorative fencing to boundaries and storage shed

Tenure

We are advised by the vendor that the property has a service charge of approx. £3,000 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. Current council tax band - A



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