



smarthomes

## Oak Tree Farm, Juggins Lane

Earlswood, Solihull, B94 5LL

- A Beautifully Presented Park Home For The Over 55's
- Two Double Bedrooms
- Dual Aspect Lounge
- Dining Kitchen

**£235,000**

EPC Rating TBC

Current Council Tax Band A







## Property Description

The property is set back from the road behind an artificial lawned fore garden with block paved driveway to side and pathway extending to double glazed door leading into

### Entrance Hallway

With cloaks storage and a further glazed door giving access to

### Open Plan Kitchen Diner

19' 6" x 12' 3" (5.94m x 3.73m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces, Franke sink and drainer unit with mixer tap, tiling to splashback areas, four





ring gas hob with extractor over, built-in oven below, dishwasher, built-in fridge freezer and washing machine, inset microwave oven, cupboard housing Baxi combination central heating boiler, central heating radiator, stone effect flooring, spot lights to ceiling, double glazed window overlooking rear garden and double glazed door to

### **Porch/Lobby Area to Rear**

7' 3" x 3' 6" (2.21m x 1.07m) Having central heating radiator, polycarbonate roof and double glazed door giving access to rear garden.



### **Dual Aspect Lounge to Front**

19' 6" x 10' 0" (5.94m x 3.05m) Having double glazed bow window to front elevation, bow window to side, two ceiling light points, coving to ceiling and two double opening double glazed doors giving access to outside



### **Bedroom One to Rear**

9' 4" x 9' 9" (2.84m x 2.97m) With double glazed bow window to rear elevation, central heating radiator, coving to ceiling, ceiling light point, door to walk-in wardrobe with lighting and door leading into

### **En-Suite WC**

4' 6" x 3' 10" (to window) (1.37m x 1.17m) Being fitted with a modern white suite comprising; low flush WC and wash hand basin set into vanity unit, with double glazed window to side, tiling to half height, timber effect flooring, chrome heated towel rail, extractor and ceiling light point







### Bedroom Two to Front

8' 8" x 9' 9" (to window) (2.64m x 2.97m)  
With double glazed bow window to front elevation, central heating radiator, coving to ceiling and ceiling light point

### Shower Room to Front

5' 6" x 6' 5" (1.68m x 1.96m) Being fitted with a white suite comprising of; oversized walk in shower with screen, luxury riser rail with drencher and separate head, concealed flush WC and wash hand basin set into vanity unit with cupboard below, wall mounted cupboards with lighting, ceiling light, decorative tiling to walls, chrome heated towel rail, tile effect flooring and obscure double glazed window to front

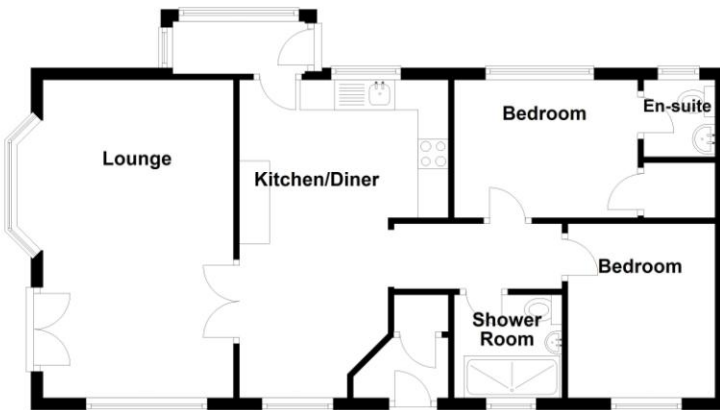


### Rear Garden

Having a paved terrace, artificial lawned area, stone chipping borders and fencing to boundaries

### Ground Floor

Approx. 61.7 sq. metres (664.0 sq. feet)



Total area: approx. 61.7 sq. metres (664.0 sq. feet)

### Tenure

We are advised by the vendor that the property has a ground rent of approx. £2,913.50 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.