



40 OAK TREE FARM JUGGINS LANE, EARLSWOOD, B94 5LL

OFFERS AROUND £179,950

- PORCH
- LOUNGE DINER
- TWO DOUBLE BEDROOMS
- FRONT, REAR & SIDE GARDENS
- SPACIOUS ACCOMMODATION
- MODERN KITCHEN
- INNER HALLWAY
- REFITTED BATHROOM
- DRIVEWAY
- DESIRABLE LOCATION

Situated on this popular park home site Oak Tree Farm, Juggins Lane in the most desirable village of Earlswood, this superbly appointed and presented park home offers generous accommodation for the over 55's.

Earlswood is a popular village abutting the new Dickens Heath and the established hamlets of Tidbury Green, Tanworth In Arden and Wythall. The picturesque lakes are popular with Wildlife enthusiasts.

There is easy road access from the property to these areas and onto the Alcester Road at Wythall itself, a short journey would bring you to Portway and the M42 motorway.

We estimate the centre of Shirley at the Stratford Road to be some six miles distant and beyond there the town centre of Solihull all of which provide comprehensive shopping and facilities.

Close to Becketts island with the Farm shop and retail facilities, there is also the benefit of local shops at nearby Drakes Cross Parade on the Alcester Road in Hollywood which in turn provides access to the M42 motorway forming the hub of the midlands motorway network.

There are railway stations nearby at Earlswood and The Lakes offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access between the City of Birmingham and Redditch and the surrounding towns via the Alcester Road.

Well appointed on this popular park home site in Earlswood this superbly presented park home is set back from the roadway via paved footpath with decorative graveled front garden and driveway giving gated access on both sides to the generous gardens, a UPVC double glazed door opens into the

PORCH

Having space and plumbing for washing machine and door into the

MODERN KITCHEN

10'11" x 9'7" (3.33m" x 2.92m")



Having a modern range of wall, drawer and base units with work surfaces over with matching up stands incorporating sink and drainer with mixer tap, four ring induction hob and eye level oven, integrated fridge freezer and dishwasher, ceiling light point, central heating radiator, UPVC double glazed window to the side and door into the

LOUNGE DINER

10'10" x 19'6" max (3.30m" x 5.94m" max)



Having UPVC double glazed windows to the front, side and sliding patio doors to the garden, recessed ceiling spot lights, four central heating radiators and doorway into the



INNER HALLWAY

Having recessed ceiling spot lights and doors to two double bedrooms and refitted bathroom

BEDROOM 1
12'3" x 9'7" (3.73m" x 2.92m")



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobes

BEDROOM 2
9'7" x 9'2" (2.92m" x 2.79m")



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobes

REFITTED BATHROOM



Having panelled bath with shower over, wash hand basin in vanity unit, low level WC, ceiling light point, central heating radiator and UPVC double glazed window to the side

SIDE & REAR GARDEN

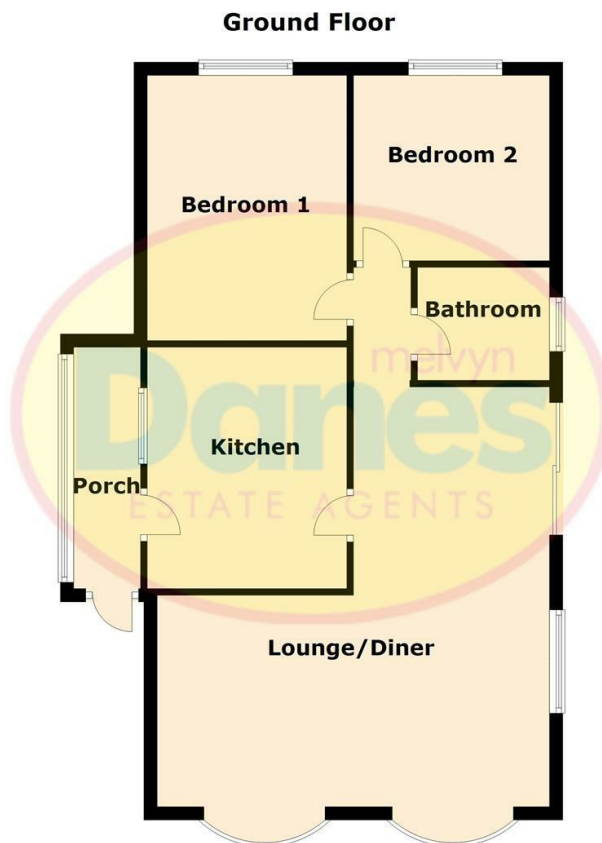


Having paved areas with decorative gravel borders, paved patio, artificial lawn, fencing to boundaries and gated access to both sides



Floor Plan

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



SITE CHARGES We are advised the site charges are £142.61 per month.

FLOOR PLAN Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

THE CONSUMER PROTECTION REGULATIONS The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

PROPERTY TO SELL? If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Pat Gilbert on 01564 826555 who would be pleased to discuss its current market value, our fees and services with you.

