

DRAKES

ESTATE AGENTS



Woodside Park, Juggins Lane, Earlswood, B94 5LN

£179,500

- A Lovely Park Home Occupying an Impressive Plot
- Three Bedrooms
- Spacious Lounge/Dining Room
- Modern Dining Kitchen
- Modern Shower Room
- Well Maintained Front, Side & Rear Gardens
- Off Road Parking
- Over 55's Only



SCAN TO VIEW
VIRTUAL TOUR

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A rare opportunity to purchase a THREE-bedroom park home. This lovely home enjoys pleasant views backing onto woodland and occupies an impressive plot with accommodation comprising in brief of reception hall, modern dining kitchen, spacious lounge/dining room, three bedrooms, modern shower room, well-maintained gardens to front, side, and rear and a driveway providing off-road parking. Over 55's Only.

Lounge to front - 5.97m x 3.99m (19'7" x 13'1")

Kitchen to side - 3.48m x 2.95m (11'5" x 9'8")

Bedroom One to rear - 3.2m x 2.95m (10'6" x 9'8")

Bedroom Two to rear - 2.62m x 2.39m (8'7" x 7'10") plus fitted wardrobes

Bedroom Three to side - 2.36m x 2.06m (7'9" x 6'9")

Shower Room - 2.21m x 2.06m (7'3" x 6'9")

COUNCIL TAX BAND: A

Tenure: Leasehold

We believe that there is parkhome/site fee payable of approx £190.29 per calendar month which includes water and is made payable to Hartley Park Homes. On the HMRC website it does advise that if you are buying the home from an existing resident, the site owner will be entitled to 10% commission of the sale price. Likewise should you sell in the future the site owner will be entitled to 10% commission. We do advise you to check this with the parkhome owners.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. Some properties may have been staged for marketing purposes using AI (artificial intelligence). For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50.

