



Oak Tree Farm, Juggins Lane

Offers Around £185,000

- PORCH
- LARGE LOUNGE
- FITTED BREAKFAST KITCHEN
- SECOND DOUBLE BEDROOM
- SIDE & REAR GARDENS
- HALLWAY
- DINING ROOM
- MASTER BEDROOM WITH EN SUITE
- FURTHER SHOWER ROOM
- DRIVEWAY

Situated in a most enviable position on this popular park home site, Oak Tree Farm, Juggins Lane in the most desirable village of Earlswood, this larger style park home offers bright and spacious 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.

A paved and gravel front garden with paved driveway, gated entrance to the side and rear gardens gives access to a UPVC double glazed door opening into the

PORCH

Having wall light point and door into the

BREAKFAST KITCHEN

12'9 x 10'7 max (3.89m x 3.23m max)



Having a modern range of wall and base units with work surfaces over incorporating sink and drainer and breakfast bar, electric hob, oven and space for fridge freezer, ceramic wall tiles, recessed ceiling spot lights, ceiling light point, storage cupboards with plumbing for washing machine, floor standing central heating boiler, UPVC double glazed window to the side and door into the

DINING ROOM

9'7 x 8'5 (2.92m x 2.57m)



Having UPVC double glazed window to the side, ceiling light point, central heating radiator and open access into the

LARGE LOUNGE

19'8 x 13'6 (5.99m x 4.11m)



Having UPVC double glazed bow windows and patio doors to the front and side, two ceiling light points, two central heating radiators and fireplace with electric fire

HALLWAY

Having recessed ceiling spot lights, central heating radiator and doors to master bedroom, second bedroom, shower room and airing cupboard

MASTER BEDROOM
12'5 x 9'6 (3.78m x 2.90m)



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

EN SUITE



Having walk in shower, low level WC, pedestal wash hand basin, ceramic wall tiles, recessed ceiling spot lights, central heating radiator and UPVC double glazed window to the side

BEDROOM 2
12'6 x 9'7 (3.81m x 2.92m)

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

SHOWER ROOM



Having shower enclosure, low level WC, wash hand basin in vanity unit, ceramic wall tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the side

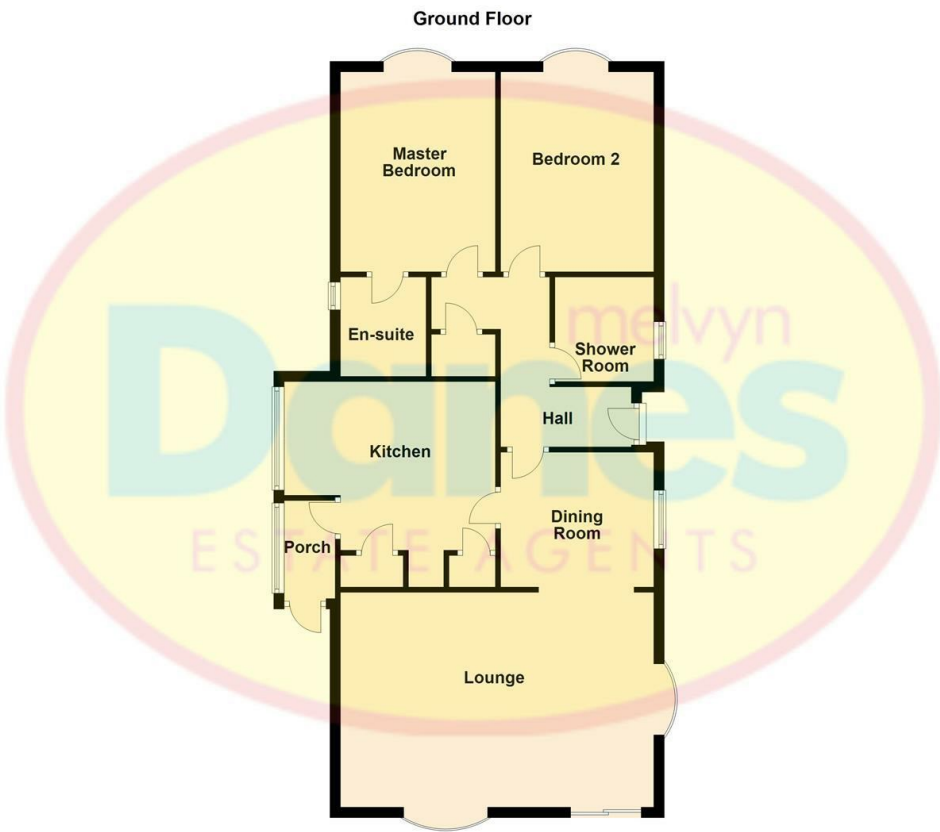
FRONT SIDE & REAR GARDENS



Being paved for ease of maintenance and having a pleasant outlook to the rear over the surrounding countryside

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 £182 per calendar month

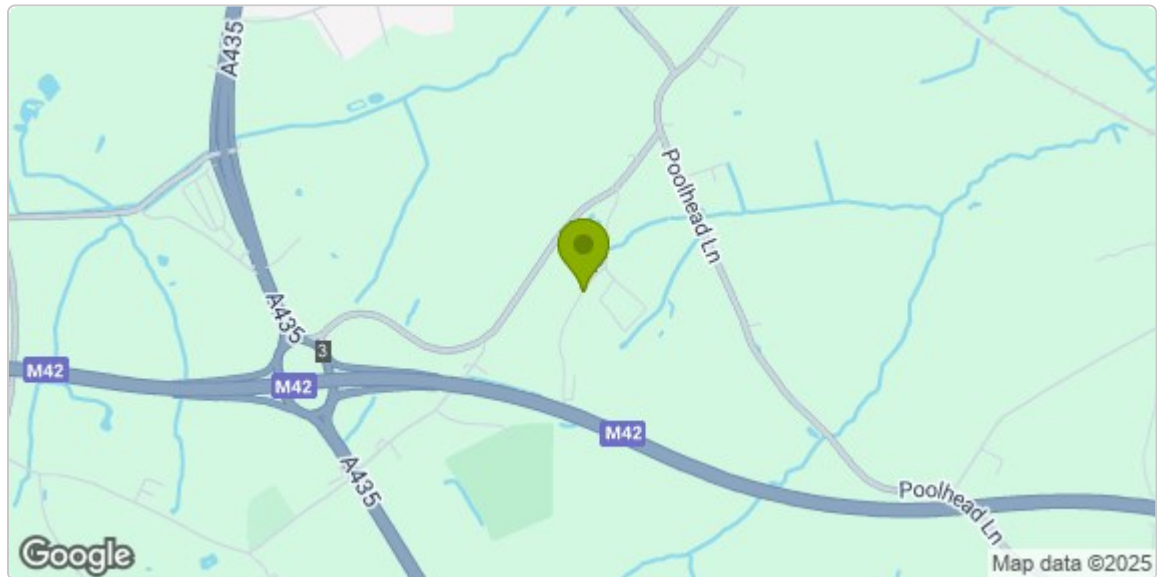
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PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

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.



Full Postal Address:
12 Oak Tree Farm Juggins
Lane Solihull B94 5LL

Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC