



# Juggins Lane, Earlswood

## Offers Around £190,000

- ENTRANCE HALLWAY
- MODERN KITCHEN
- MODERN SHOWER ROOM
- DRIVEWAY
- OVER 55'S
- LOUNGE DINER
- THREE BEDROOMS
- PLEASANT GARDENS TO SIDE & REAR
- WOODLAND OUTLOOK
- SECLUDED LOCATION

Situated on this secluded site on Woodside Park, Juggins Lane in the most desirable village of Earlswood, this superbly appointed park home with wooded views to the front and open views to the rear 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.

Set back from the road via a paved driveway flanked either side by lawns, gated access in to the side garden. A UPVC double glazed front door opens into the

### **ENTRANCE HALLWAY**

Having ceiling light point and doors to lounge, kitchen, three bedrooms and shower room

### **LOUNGE DINER**

**19'7 x 13'1 (5.97m x 3.99m)**



Having UPVC double glazed bay window and door to the front, window to the side, two ceiling light points and two central heating radiators

### **MODERN KITCHEN** **11'6 x 9'8 (3.51m x 2.95m)**



Having wall and base units with work surfaces over incorporating sink and drainer, electric hob with extractor over and oven beneath, space for fridge freezer and washing machine, ceiling light point, central heating radiator and UPVC double glazed window to the side

### **BEDROOM 1** **10'5 x 9'11 (3.18m x 3.02m)**



Having UPVC double glazed windows to the side and rear, ceiling light point and central heating radiator

**BEDROOM 2**  
**10'5 x 9'3 (3.18m x 2.82m)**

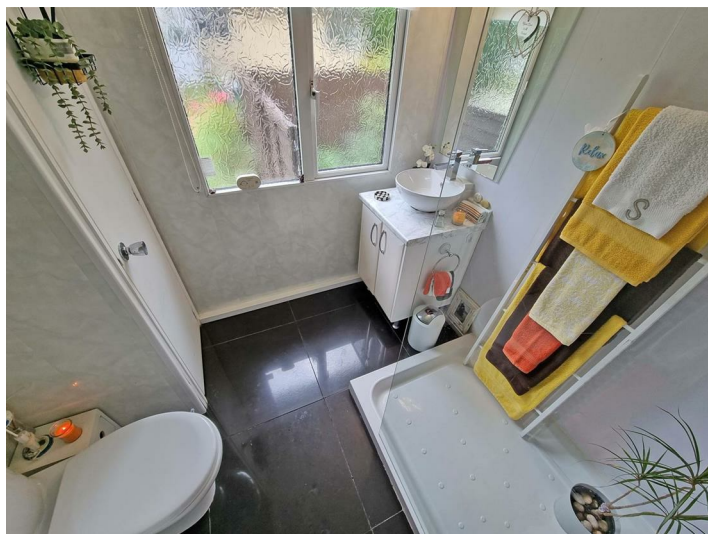


Having UPVC double glazed window to the side, ceiling light point, central heating radiator and built in wardrobes

**BEDROOM 3**  
**7'11 x 6'9 (2.41m x 2.06m)**

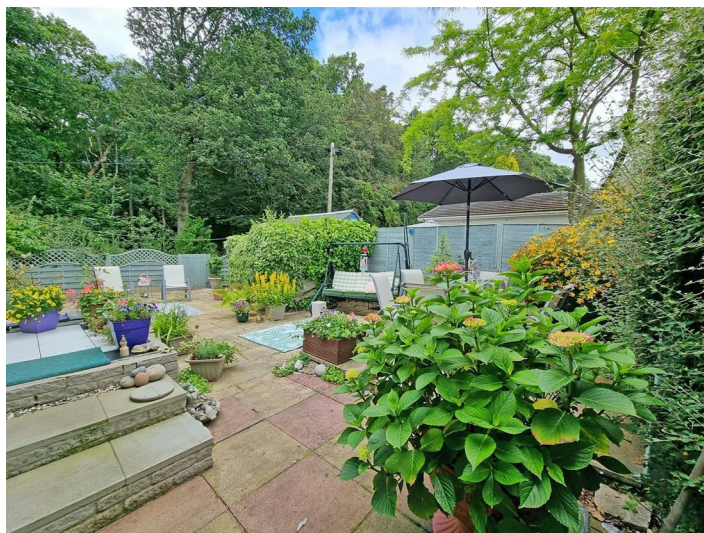
Having UPVC double glazed window to the side, ceiling light point and central heating radiator

**MODERN SHOWER ROOM**



Having shower enclosure, low level WC, wash hand basin, Aqua panelling, recessed ceiling spot lights and UPVC double glazed window to the side

**SIDE & REAR GARDENS**



Being mostly paved for ease of maintenance, fencing to boundaries and a pleasant woodland outlook



## 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.

Ground Floor



**SITE FEES:** We are advised by the seller that the site fees are currently £186.56 per month.

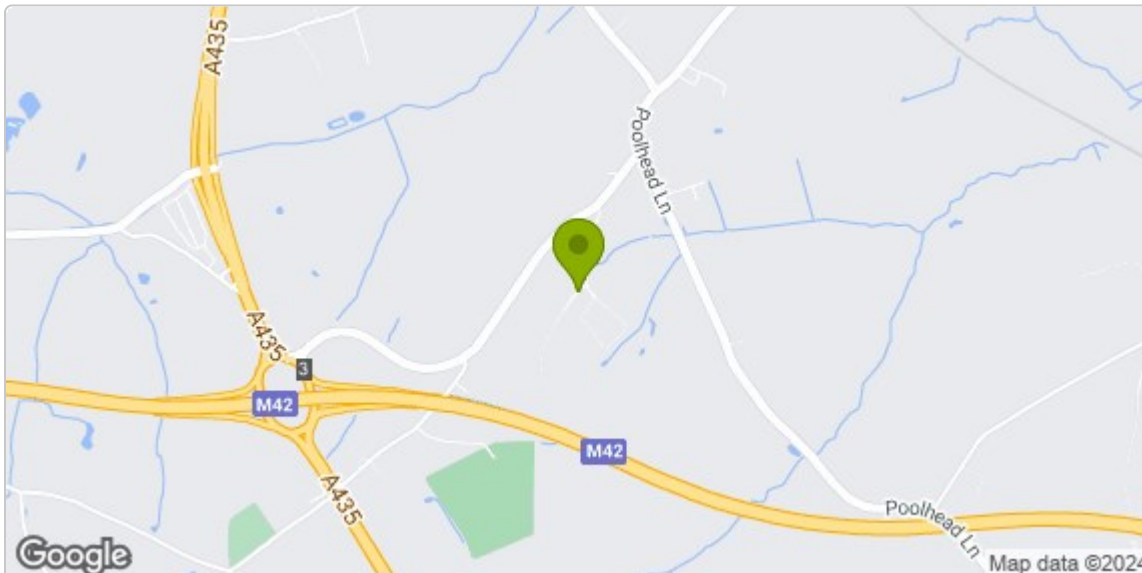
**TITLE:** Park Homes are a chattel and therefore have no title

**COUNCIL TAX BAND:** A

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
12 Woodside Park Juggins  
Lane Earlswood B94 5LN

**Council Tax Band:** A

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