



# Juggins Lane, Earlswood

## Offers Around £269,995

- SPACIOUS LOUNGE
- BESPOKE FITTED KITCHEN WITH CENTRAL ISLAND
- FURTHER DOUBLE BEDROOM
- MODERN BATHROOM
- GARDENS TO THE SIDE & REAR
- DINING AREA
- MASTER BEDROOM WITH EN SUITE
- STUDY
- DRIVEWAY FOR TWO CARS
- OVER 55'S



The Residence creates a statement, it is the perfect balance of want and need, with a modern interior you would expect from Prestige as well as a refined design, showcasing high quality branded fittings. Designed with quality at its core, The Residence brings comfort and elegance – with all the convenience of fully upgraded products integrated into the home design. Guaranteed to push the boundaries of residential park homes as we know it, The Residence exudes extravagance!

Situated in this popular park home site Oak Tree Farm, Juggins Lane in the most desirable village of Earlswood, this truly magnificent newly constructed park home offers generous and exclusive 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 roadside via a block paved driveway with parking for two vehicles, UPVC double glazed doors give access from both sides, opening from the right hand side into the

## **HALLWAY**

### **LOUNGE**

**18'5 x 12'4 (5.61m x 3.76m)**



## **BESPOKE MODERN KITCHEN**

**19'0 x 15'2 max (5.79m x 4.62m max)**



## **DINING AREA**

**7'10 x 8'6 (2.39m x 2.59m)**



## **INNER HALLWAY**

### **STUDY**

### **MASTER BEDROOM**

**14'4 x 9'2 (4.37m x 2.79m)**



**EN SUITE**



**BEDROOM 2**  
**11'6 x 8'5 (3.51m x 2.57m)**



**MODERN BATHROOM**

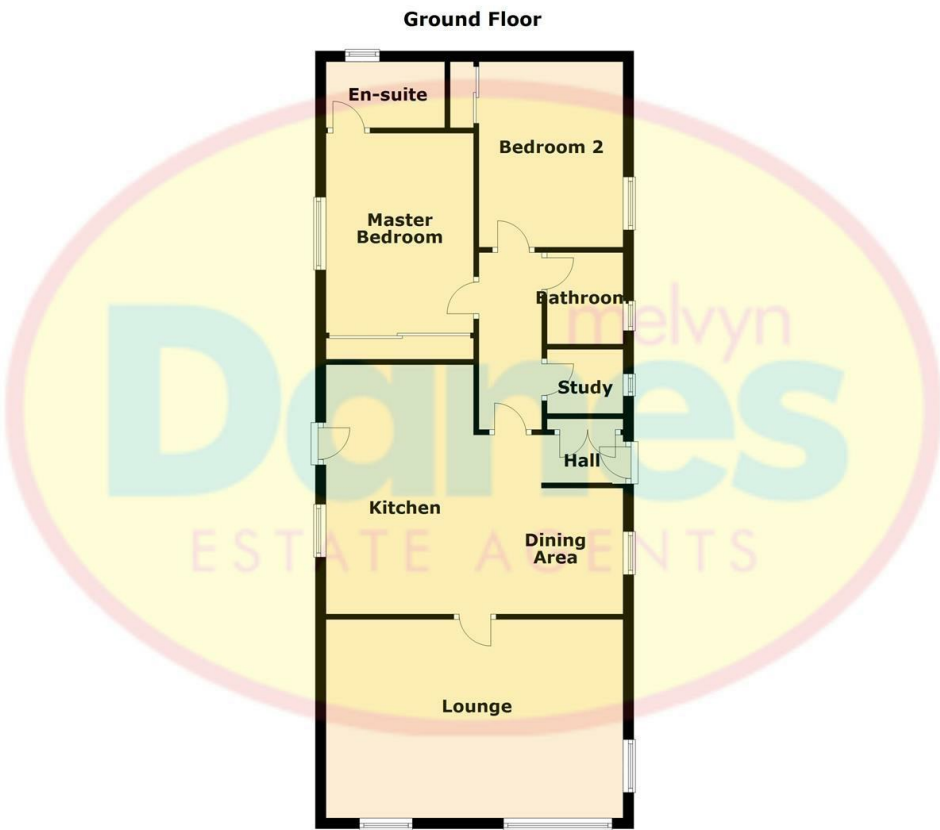


**SIDE & REAR GARDENS**



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 currently £260.79 per month to include water charges (nominal annual additional fee for water)

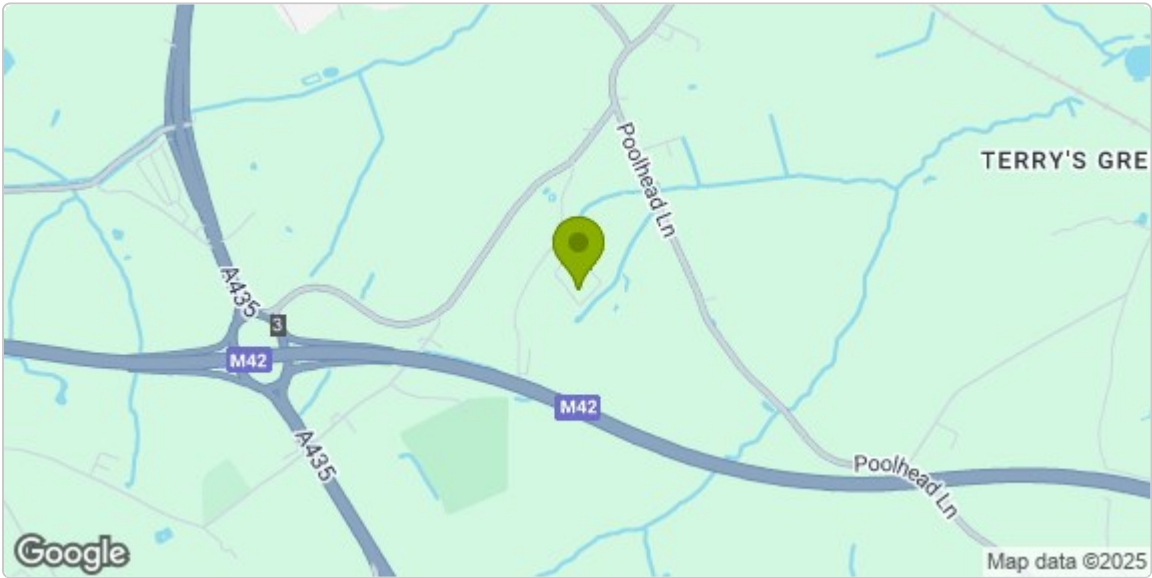
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**PLANNING PERMISSION AND BUILDING REGULATIONS** Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

**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:**  
38 Oak Tree Farm Juggins  
Lane Earlswood Solihull B94  
5LL

**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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |