



Juggins Lane, Earlswood

Offers Around £225,000

- WOODLAND OUTLOOK
- LOUNGE
- UTILITY
- SECOND DOUBLE BEDROOM
- BEAUTIFUL PRIVATE REAR GARDEN
- ENTRANCE HALLWAY
- MODERN KITCHEN DINER
- MASTER BEDROOM WITH EN SUITE
- MODERN BATHROOM
- PARKING SPACE

Situated on 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 walkers and wildlife enthusiasts. Within walking distance of The Limes Hotel, Earlswood Garden Centre and Wythall Train Station.

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 lawned front garden with paved footpath leads to steps to a UPVC double glazed door opening into the

ENTRANCE HALLWAY

Having ceiling light point, central heating radiators and doors to the lounge, master bedroom, second double bedroom, bathroom and two useful storage cupboards

LOUNGE 15'8 x 11'7 (4.78m x 3.53m)



Having UPVC double glazed windows to the front and side, two central heating radiators, modern electric fireplace and door into the

MODERN KITCHEN DINER 14'3 x 11'2 (4.34m x 3.40m)



Having a modern range of wall, drawer and base units with work surfaces over incorporating sink and drainer with mixer tap, four ring gas hob with extractor over and oven beneath, integrated fridge freezer and dishwasher, recessed ceiling spot lights, central heating radiator, UPVC double glazed windows to the side and rear and door into the

UTILITY

Having wall and base units with work surface over, inset sink, integrated washing machine and tumble dryer, recessed ceiling spot lights, central heating radiator and UPVC double glazed door to the rear garden

MASTER BEDROOM 12'4 x 11'2 (3.76m x 3.40m)



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

EN SUITE



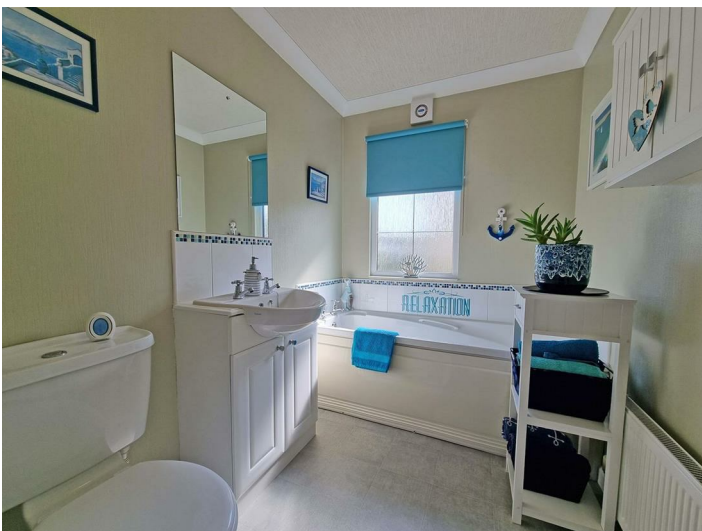
Having shower enclosure, wash hand basin in vanity unit, low level WC, ceiling light point, central heating radiator and UPVC double glazed window to the rear

SECOND BEDROOM 10'5 x 8'8 (3.18m x 2.64m)



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

MODERN BATHROOM



Having panelled bath, wash hand basin in vanity unit, low

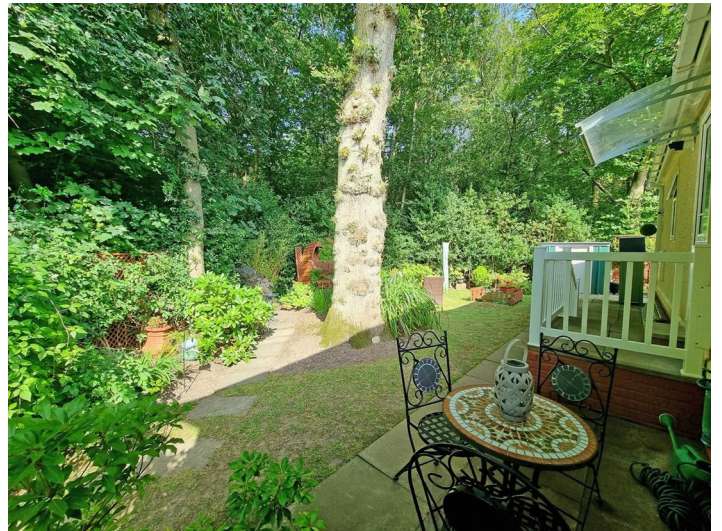
level WC, ceiling light point, central heating radiator and UPVC double glazed window to the front

ALLOCATED PARKING SPACE

PRIVATE REAR GARDEN



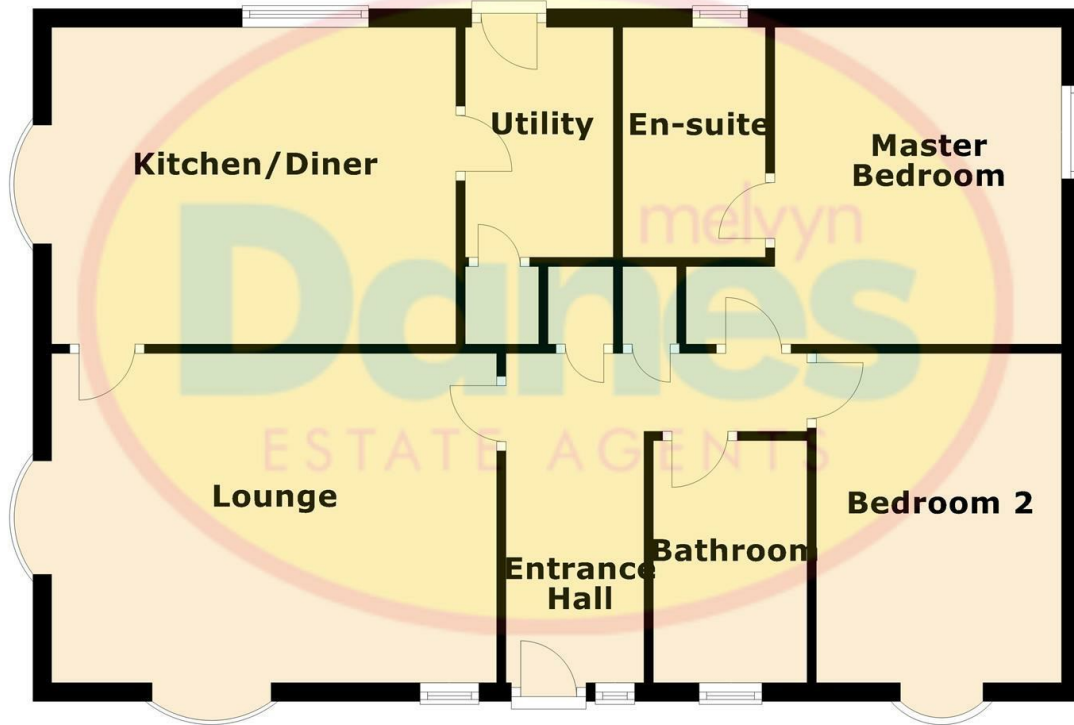
Having a well screened woodland outlook with paved patio area leading to lawn, gated side access and flower and shrub borders



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 CHARGES We are advised the site charges are currently £260.00 per month to include water charges (nominal annual additional fee for water)

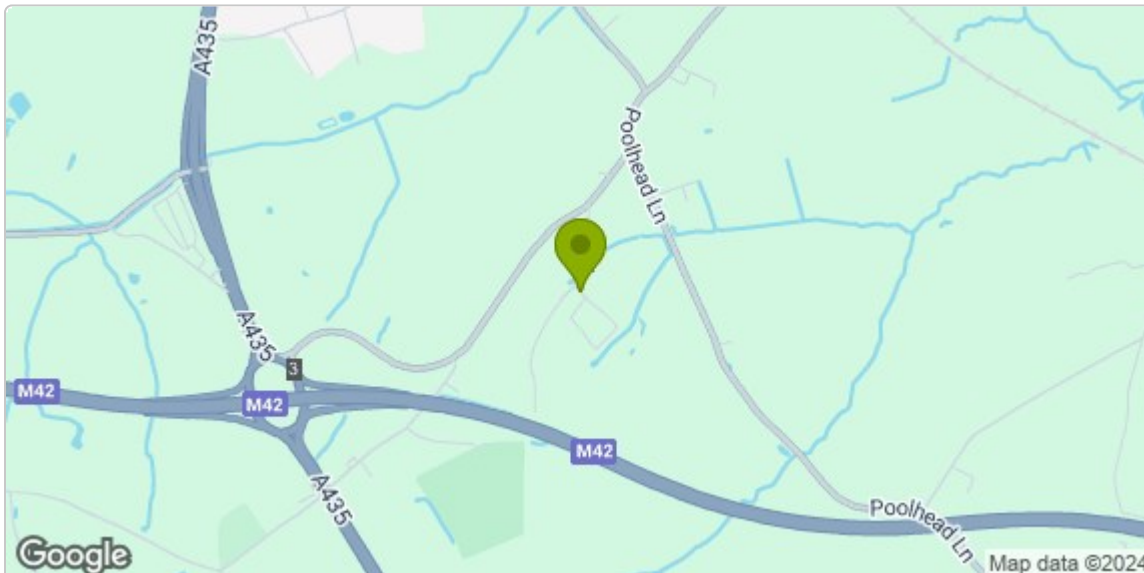
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PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

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:
Juggins Lane Earlswood
Solihull B94 5LL

Council Tax Band: A