

DRAKES

ESTATE AGENTS



Oak Tree Farm, Earlswood, B94 5LL

Offers Over £140,000

- A Park Home For The Over 55's
- Three Versatile Bedrooms
- Lounge Diner
- Kitchen With Utility Area
- Shower Room
- South Facing Rear Garden
- Open Views To Rear
- No Upward Chain
- Off Road Parking



SCAN TO VIEW
VIRTUAL TOUR

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Utility Area - 1.85m x 1.4m (6'1" x 4'7")

Kitchen to side - 2.92m x 2.64m (9'7" x 8'8")

Lounge Diner to front - 5.94m x 3.53m (19'6" x 11'7")

Bedroom One to side - 3.43m into wardrobes x 2.9m (11'3" x 9'6")

Bedroom Two to side - 3.07m x 2.95m (10'1" x 9'8")

Bedroom Three/Sitting Room to rear - 2.9m x 2.29m (9'6" x 7'6")

Shower Room to side - 2.03m x 1.93m (6'8" x 6'4")

A three bedroom park home for the over 55's benefitting from no upward chain and open views. The property benefits from a lounge diner, kitchen with utility area, shower room, three versatile bedrooms, two with fitted wardrobes and one which has been utilised as a sitting room with patio doors out to the terrace and over-looking the fields to the rear, south facing rear garden and off road parking.



COUNCIL TAX BAND: A

Tenure: Leasehold

The vendor advises that the property is Leasehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure. We believe that there is park home/site fee payable of approx £199.40 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 park home 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.