



# Juggins Lane, Earlswood

## Offers Around £135,000

- PORCH
- MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- SIDE & REAR LOW MAINTENANCE GARDENS
- OVER 55'S
- LOUNGE DINER
- INNER HALLWAY
- SHOWER ROOM
- PAVED DRIVEWAY
- NO UPWARD CHAIN

Situated in a most pleasant position on this popular park home site, Oak Tree Farm, Juggins Lane in the most desirable village of Earlswood, this well presented 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

An ideal location for this two double bedroom park home set back from the roadway via a paved driveway with lawned front garden, a UPVC front door opens into the

## **PORCH**

## **LOUNGE DINER**

**19'9 x 13'3 max (6.02m x 4.04m max)**



## **MODERN KITCHEN**

**11'4 x 9'8 max (3.45m x 2.95m max)**



## **INNER HALLWAY**

## **BEDROOM 1**

**10'1 x 9'10 (3.07m x 3.00m)**



**BEDROOM 2**  
**10'1 x 9'8 (3.07m x 2.95m)**



**SHOWER ROOM**



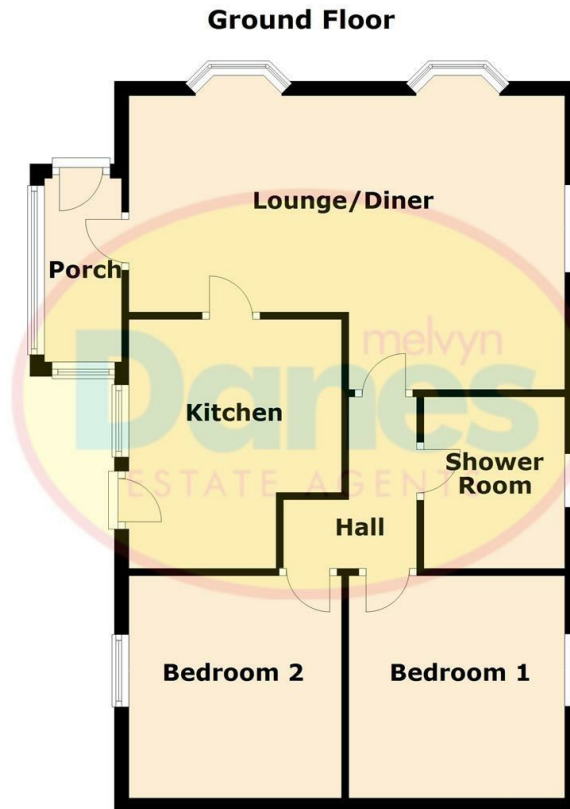
**PAVED DRIVEWAY**

**LOW MAINTENANCE 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.



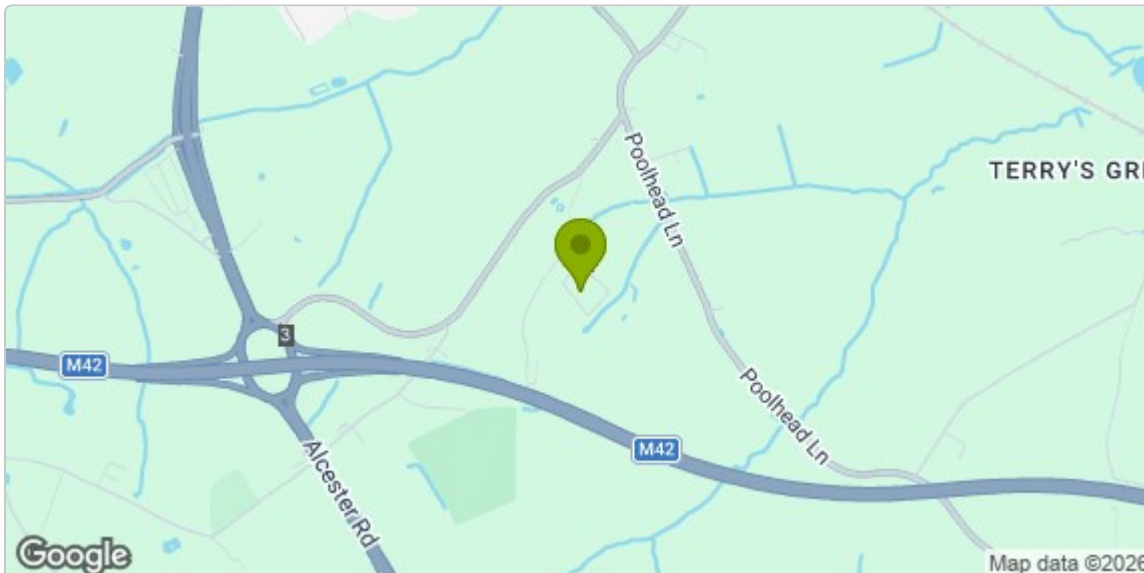
**SITE CHARGES** We are advised the site charges are £199.40 per calendar month

**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.

**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:** 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:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person



**Full Postal Address:**  
41 Oak Tree Farm Juggins  
Lane Earlswood Solihull B94  
5LL

**Council Tax Band:** A