

DRAKES

ESTATE AGENTS



Oak Tree Farm, Juggins Lane, Earlswood, B94 5LL

£209,995

- A Spacious & Beautifully Refurbished Park Home
- Three Bedrooms
- Wrap Around Gardens To Both Sides & Rear
- Spacious Open Plan Lounge Diner & Re-Fitted Kitchen

- Re-Fitted Shower Room
- Utility Room/Entrance
- Off Road Parking
- No Upward Chain
- Open Views To Rear



SCAN TO VIEW
VIRTUAL TOUR

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Entrance/Utility Room to front - 2.64m x 1.91m (8'8" x 6'3")

Open Plan Dual Aspect Lounge Diner & Kitchen - 6.1m x 5m (20'0" x 16'5")

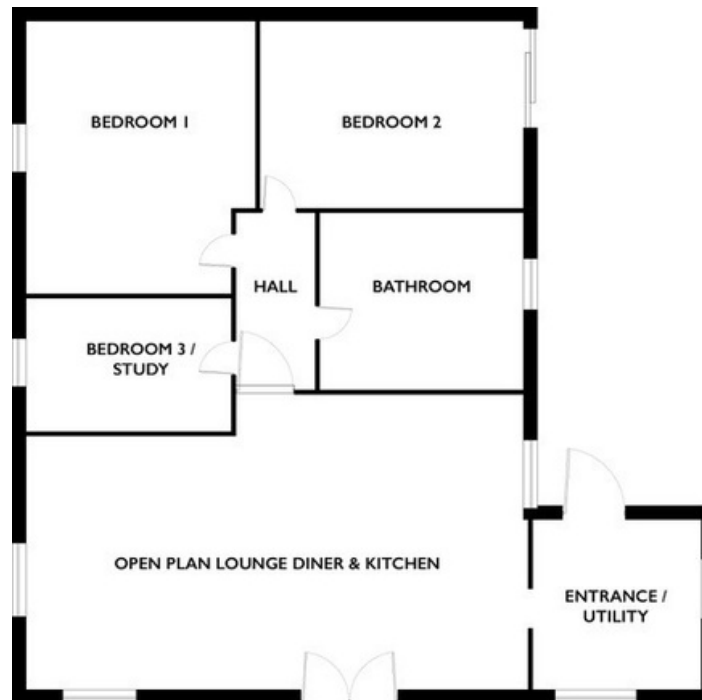
Bedroom One to side - 3.58m up to wardrobes x 2.92m (11'9" x 9'7")

Bedroom Two to rear - 3.43m x 2.92m (11'3" x 9'7")

Bedroom Three to side - 2.9m x 2.24m (9'6" x 7'4")

Re-Fitted Shower Room to side - 2.21m x 2.03m (7'3" x 6'8")

A spacious & beautifully refurbished park home with open views to rear, no upward chain, three bedrooms, open plan lounge diner & kitchen, modern shower room, wrap around gardens and off road parking.



COUNCIL TAX BAND: A

Age Restriction - Over 55's Only

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.

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