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

£225,000

- A Beautifully Presented Two Double Bedroom Park Home
- Sought-After Over-55s Residential Park
- Peaceful Semi-Rural Setting Backing Onto Woodland
- Bright Dual Aspect Lounge
- Modern Dual Aspect Dining Kitchen
- Useful Separate Utility Room
- Principal Bedroom With En-Suite Shower Room
- Further Guest Bathroom
- Private Wraparound Gardens & Allocated Parking
- Additional Underfloor & Loft Insulation

SCAN TO VIEW VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD
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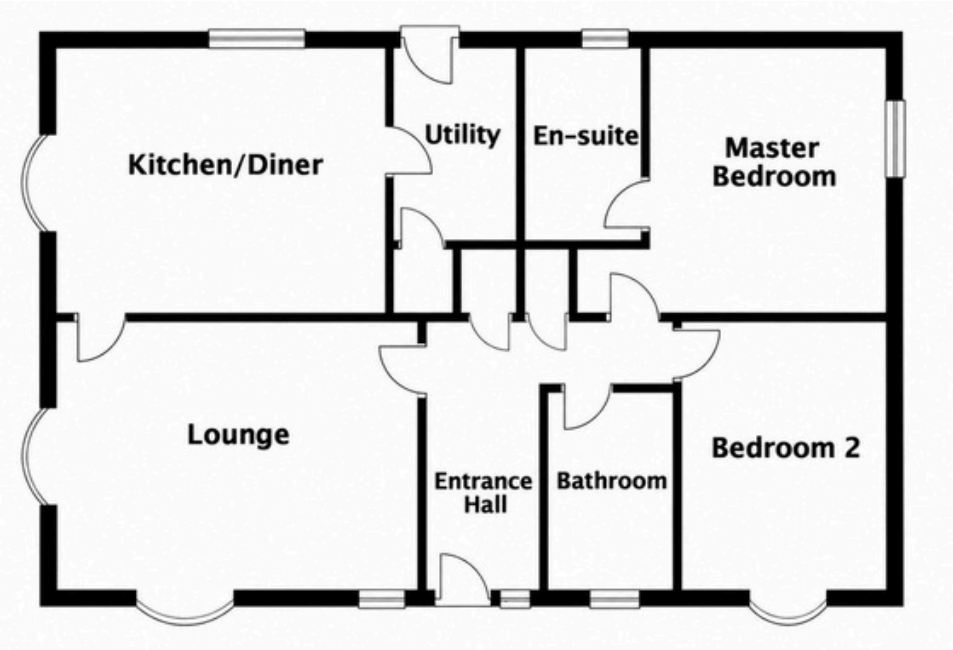






Dual Aspect Lounge - 3.51m x 4.9m (11'6" x 16'1")
Dual Aspect Dining Kitchen - 4.39m x 2.87m (14'5" x 9'5")
Utility Room to rear - 2.46m x 1.57m (8'1" x 5'2")
Bedroom One to rear - 2.92m min x 3.15m (9'7" x 10'4")
En-Suite Shower Room to rear - 2.29m x 1.57m (7'6" x 5'2")
Bedroom Two to front - 2.59m x 2.59m plus wardrobe (8'6" x 8'6")
Guest Bathroom to front - 2.26m x 1.65m (7'5" x 5'5")

A superb opportunity to enjoy peaceful, low-maintenance living within a sought-after over-55s residential park, offering beautifully presented, modern yet homely accommodation, two double bedrooms, an en-suite shower room and delightful private gardens backing onto picturesque woodland.



COUNCIL TAX BAND: A

Age Restriction - Over 55's Only
We believe that there is park home/site fee payable of approx £280 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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