



Juggins Lane, Earlswood

Offers Around £180,000

- PORCH
- LOUNGE
- CONSERVATORY
- SHOWER ROOM
- DRIVEWAY
- FITTED KITCHEN
- DINING ROOM
- MASTER BEDROOM
- REAR GARDEN WITH OPEN VIEWS
- OVER 55'S

Situated on this popular park home site Oak Tree Farm, Juggins Lane in the most desirable village of Earlswood, this superbly appointed and presented park home offers generous 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.

Set back from the road via a paved front driveway, with side lawn, a UPVC double glazed door opens into the

PORCH

Having space for washing machine and tumble dryer, a UPVC door opens into the

FITTED KITCHEN

12'9 x 9'5 (3.89m x 2.87m)



Having a modern range of wall, drawer and base units with work surfaces over incorporating sink and drainer, space for gas cooker with extractor over, further space for fridge freezer, ceiling light point, central heating radiator, pantry cupboard, UPVC double glazed window to the side and doorway into the

DINING ROOM

9'9 x 8'7 (2.97m x 2.62m)



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

LOUNGE

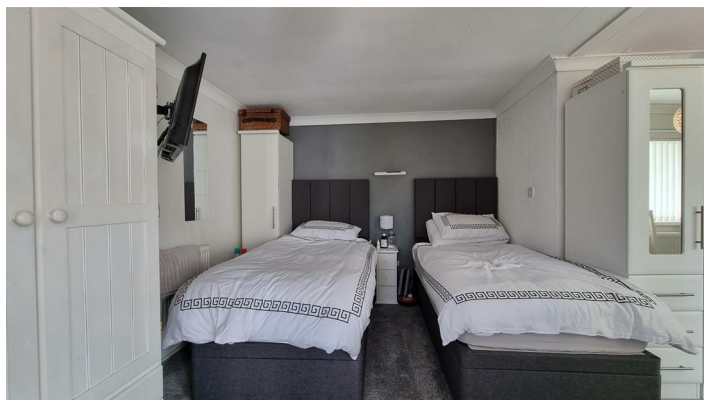
19'1 x 11'10 max (5.82m x 3.61m max)



Having UPVC double glazed bow windows to the front and window to the side, four wall light points, two central heating radiators and fireplace with inset electric fire

MASTER BEDROOM

19'2 x 10'9 max (5.84m x 3.28m max)



Having UPVC double glazed windows and double doors to the conservatory, two ceiling light points, two central heating radiators and built in wardrobes



SHOWER ROOM



Having shower enclosure, low level WC, wash hand basin in vanity unit, Aqua paneling, ceiling light point , heated towel rail and UPVC double glazed window to the side

CONSERVATORY



Having UPVC double glazed windows and doors to the rear garden

REAR GARDEN

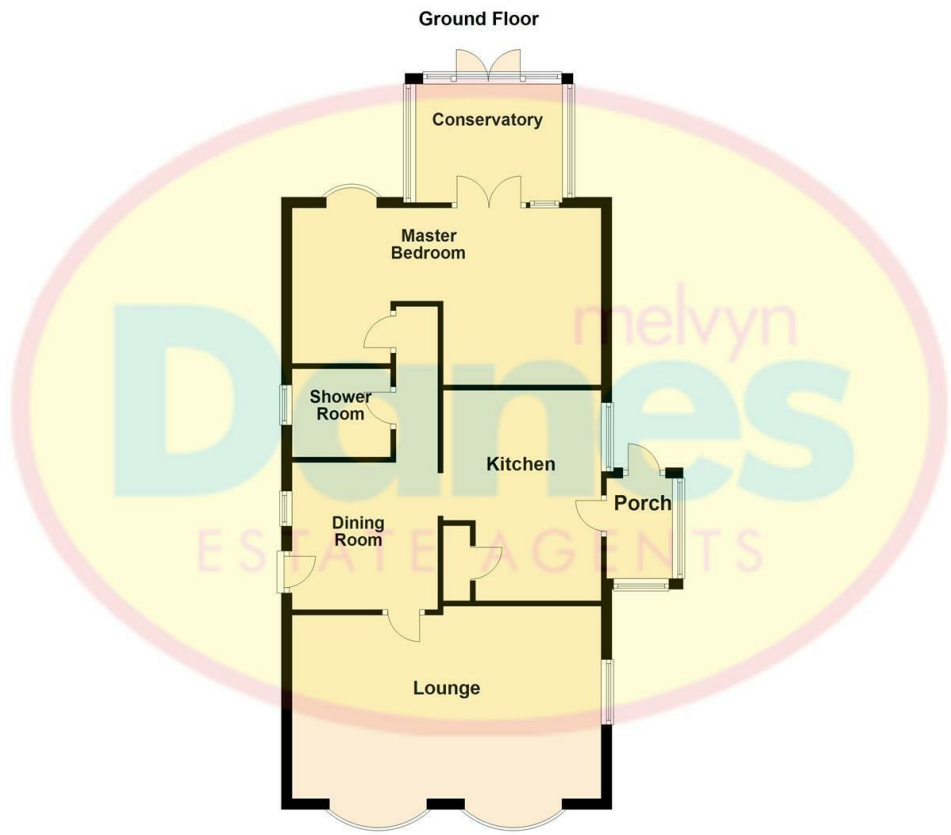


Having paved patio area, leading to artificial lawn, fencing to boundaries and open views over the surrounding countryside



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.



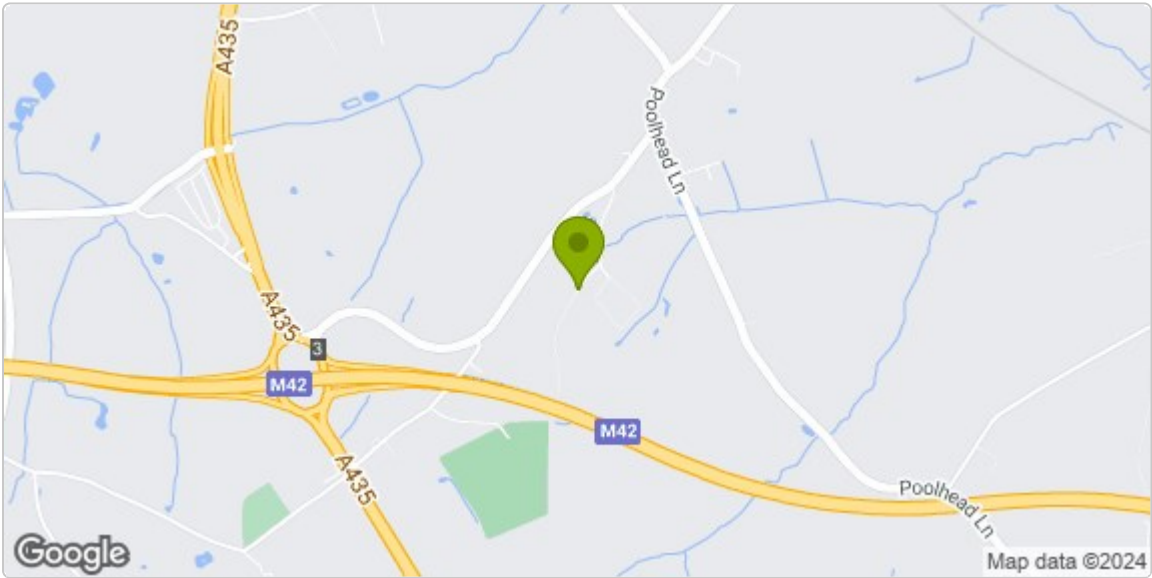
SITE FEES: We are advised by the sellers that the site fees are currently approx £177.83

COUNCIL TAX BAND: A

VIEWING: By appointment only with the office on the number below.

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: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
Juggins Lane Earlswood
Solihull B94 5LL

Council Tax Band: A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		