

melvyn Danes ESTATE AGENTS

Juggins Lane

Earlswood

Offers Around £269,995

Description

The Residence creates a statement, it is the perfect balance of want and need, with a modern interior you would expect from Prestige as well as a refined design, showcasing high quality branded fittings. Designed with quality at its core, The Residence brings comfort and elegance – with all the convenience of fully upgraded products integrated into the home design. Guaranteed to push the boundaries of residential park homes as we know it, The Residence exudes extravagance !

Situated on this popular park home site Oak Tree Farm, Juggins Lane in the most desirable village of Earlswood, this truly magnificent newly constructed park home offers generous and exclusive 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.













Accommodation

Set back from the roadside via a block paved driveway with parking for two vehicles, UPVC double glazed doors give access from both sides, opening from the right hand side into the

HALLWAY

LOUNGE

18'5 x 12'4 (5.61m x 3.76m)



BESPOKE MODERN KITCHEN

19'0 x 15'2 max (5.79m x 4.62m max)











SITE CHARGES We are advised the site charges are currently £260.79 per month to include water charges (nominal annual additional fee for water)

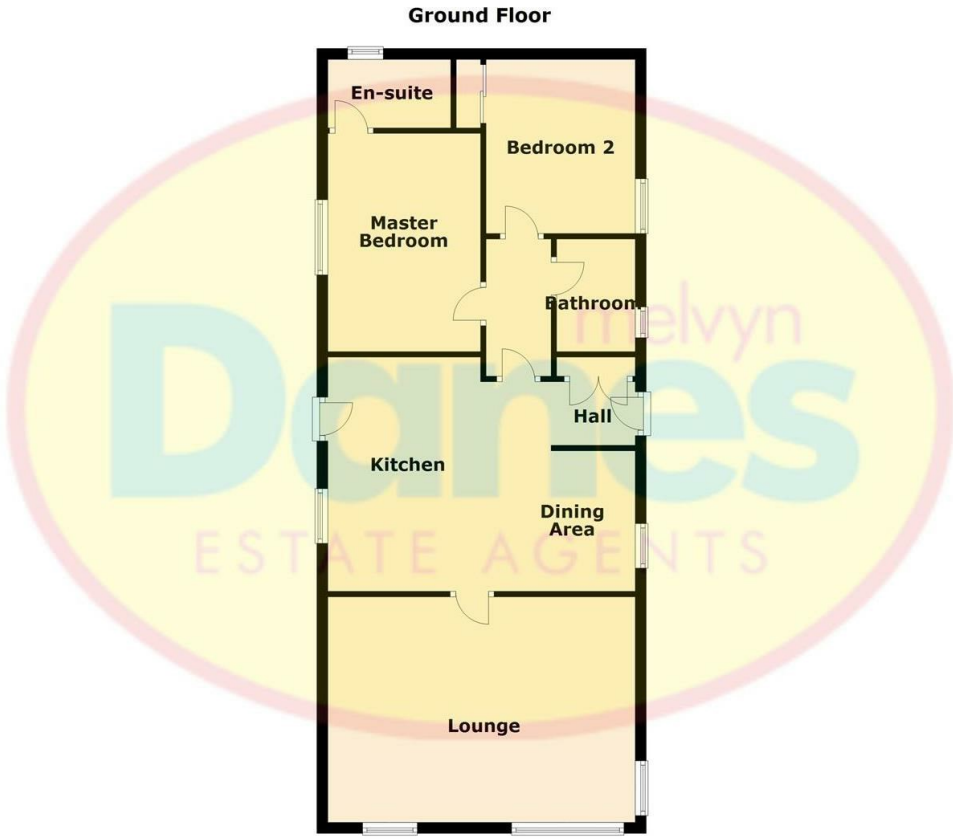
FLOOR PLAN Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contact.

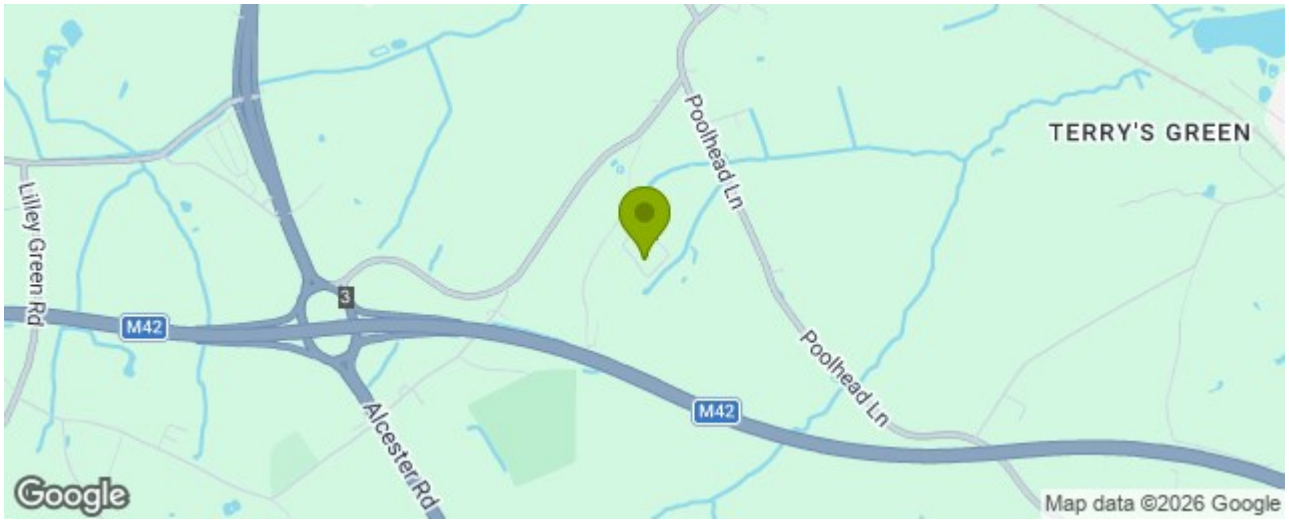
PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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 connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

PROPERTY TO SELL? If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Pat Gilbert on 01564 826555 who would be pleased to discuss its current market value, our fees and services with you.





43 Oak Tree Farm Juggins Lane Earlswood Solihull B94 5LL
Council Tax Band: A

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