

# DRAKES

ESTATE AGENTS



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

£175,000

- An Immaculate Park Home
- Two Bedrooms
- Lounge
- Dining Kitchen
- Conservatory
- Modern Shower Room
- Gardens to Front, Side & Rear
- Off Road Parking
- No Upward Chain
- Over 55's Only



SCAN TO VIEW  
VIRTUAL TOUR

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Lounge - 3.94m x 3.91m (12'11" x 12'10")

Kitchen - 3.84m x 3.56m (12'7" x 11'8") max

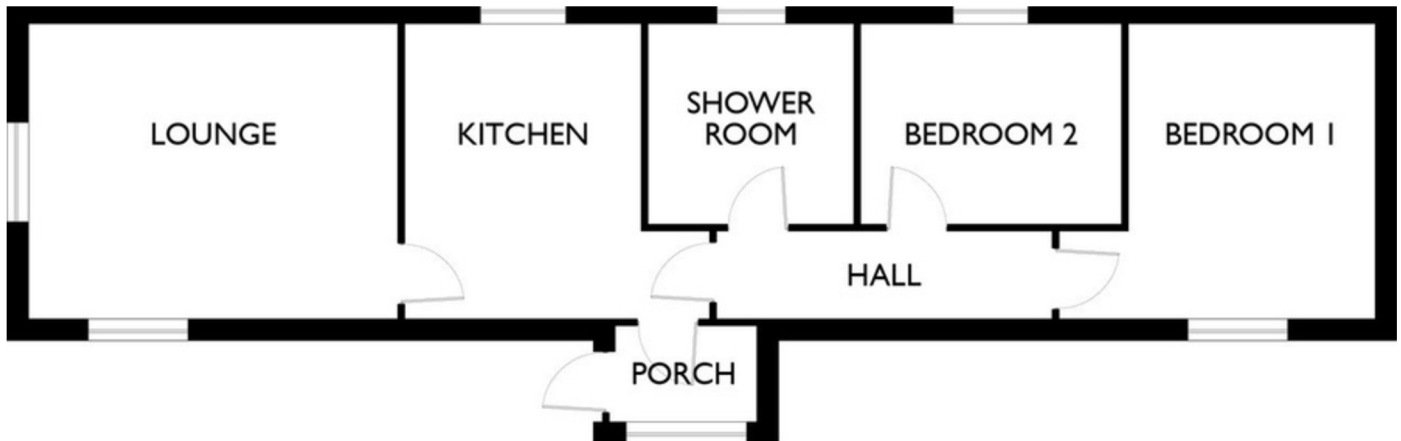
Bedroom One - 2.34m x 3m (7'8" x 9'10") + fitted wardrobes

Bedroom Two - 2.26m x 2.18m (7'5" x 7'2") + fitted wardrobes

Shower Room - 1.93m x 1.65m (6'4" x 5'5")

Conservatory - 3.35m x 2.21m (11'0" x 7'3")

An immaculate two-bedroom park home backing onto open fields with accommodation comprising in brief of entrance porch, hall, lounge, dining kitchen, conservatory, two bedrooms with fitted wardrobes and a modern shower room. There are gardens to the front, side and rear and the additional benefit of off-road parking.



COUNCIL TAX BAND: A

Tenure: Leasehold

We believe that there is parkhome/site fee payable of approx £181.15 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 parkhome 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.