

# DRAKES

ESTATE AGENTS



## The Willows, Hillcrest Park, Wythall, B47 6DS

£100,000

- A Pleasant Park Home
- Two Bedrooms
- Lounge
- Dining Kitchen
- Bathroom
- Private Gardens
- Off Road Parking
- No Upward Chain
- Over 50's Only



SCAN TO VIEW  
VIRTUAL TOUR

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Lounge - 3.86m x 3.48m (12'8" x 11'5")

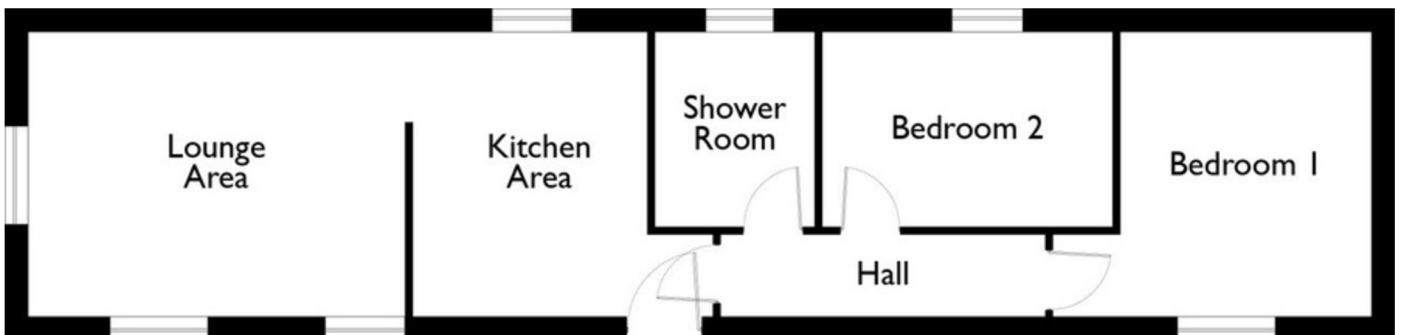
Dining Kitchen - 3.43m x 3.33m (11'3" x 10'11")

Bedroom One - 3.05m x 2.95m (10'0" max x 9'8") plus fitted wardrobes

Bedroom Two - 2.67m x 2.36m (8'9" x 7'9")

Bathroom - 2.36m x 1.45m (7'9" x 4'9")

A two-bedroom park home situated on Hillcrest Park, offered with no upward chain and accommodation comprising in brief of hall, dining kitchen, lounge, two bedrooms, bathroom, private gardens and driveway for off-road parking.



COUNCIL TAX BAND: A

Tenure: Leasehold

We believe that there are parkhome/site fees payable of approx £200 per month however we do await confirmation from the vendors as to the exact fee we would request that confirm this direct with Berkeley Parks who we believe are the parkhome owners.

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.