



# Trent Crescent, St Mary's Park

## Offers Around £165,000

- HALLWAY
- KITCHEN
- SHOWER ROOM
- PRIVATE GARDENS
- OVER 55'S
- LOUNGE DINER
- TWO DOUBLE BEDROOMS
- LARGE GARAGE
- DRIVEWAY
- NO UPWARD CHAIN



Situated on this popular site, this two bedroom terrapin park home requiring some updating is set to the rear of the site on a very private plot at St Mary's Park in Wythall.

There is the benefit of local shops at nearby Drakes Cross Parade, Becketts farm shop is within walking distance.

The property is situated with easy access to Shirley along Truemans Heath Lane and one can continue back through Hollywood to Sainsbury's at the Maypole island, which also provides access to Birmingham city centre and the southern Birmingham suburbs, along with the Hollywood by-pass which links to the M42, forming the hub of the national motorway network.

There are railway stations nearby at Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham.

Set back from the road via tarmacadam driveway a double glazed front door opens into a spacious hallway with doors into the lounge diner, kitchen and inner hall, from there you will find two double bedrooms and shower room. Private gardens are to the side and rear with a large detached garage.

### HALLWAY

### LOUNGE AREA

12'3 x 9'3 (3.73m x 2.82m)



### DINING AREA

11'3 x 9'3 (3.43m x 2.82m)



### KITCHEN

10'2 x 9'2 (3.10m x 2.79m)



### INNER HALL

### BEDROOM 1

11'10 x 9'4 (3.61m x 2.84m)

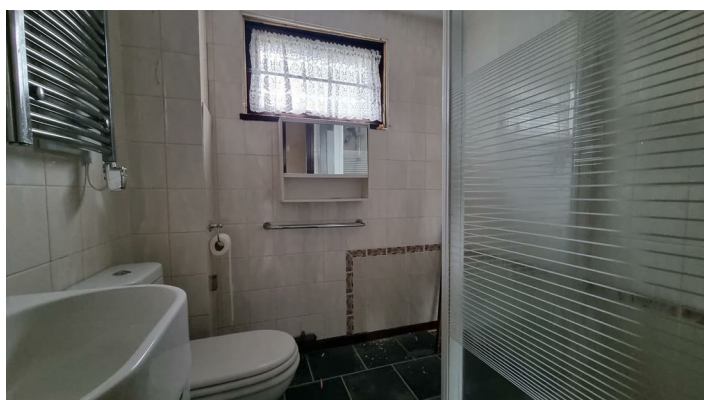


### BEDROOM 2

9'5 x 8'8 (2.87m x 2.64m)



### SHOWER ROOM



DETACHED GARAGE

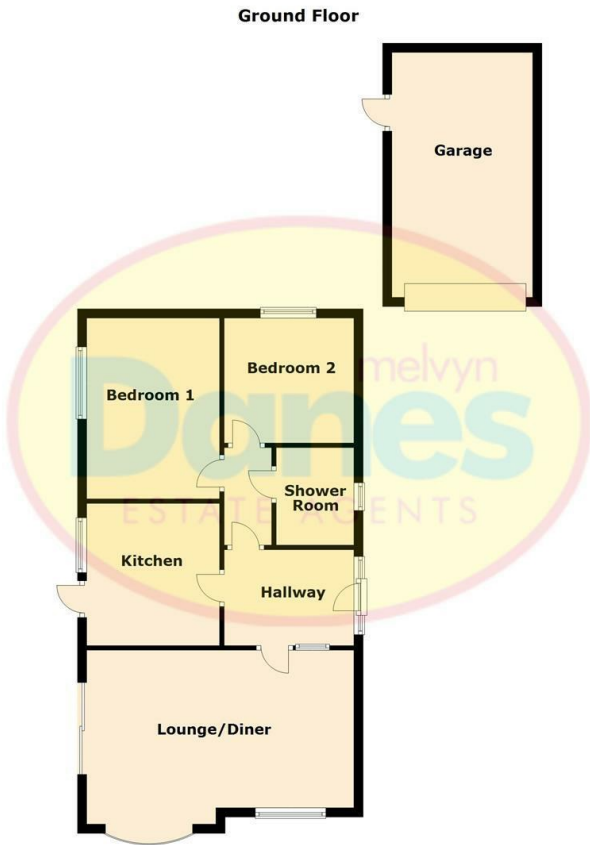
SIDE & REAR GARDENS





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 that the current site fee is £174.13 per calendar.

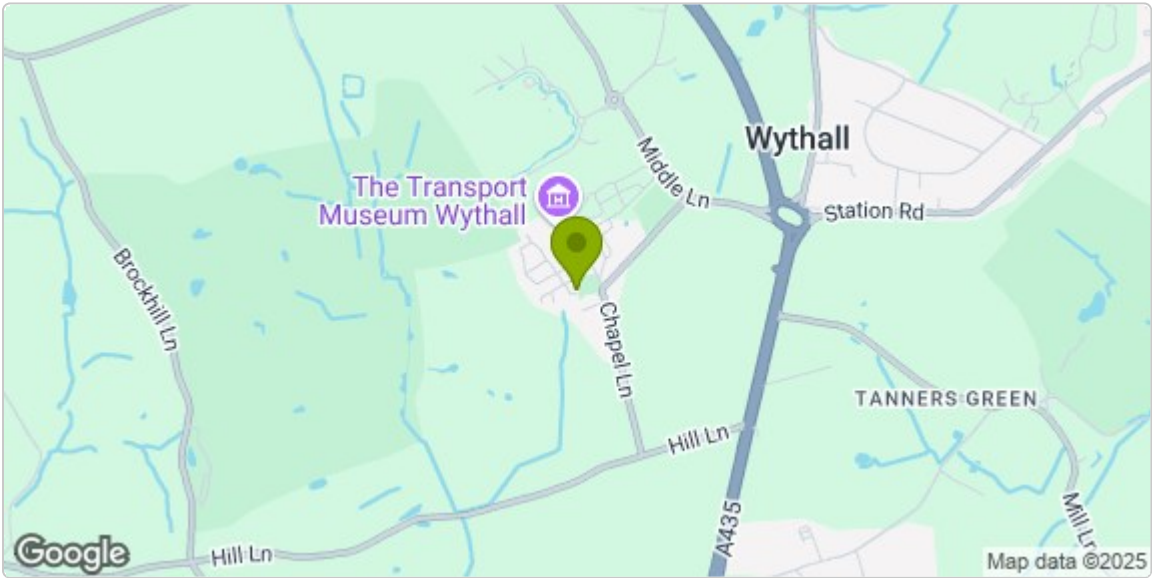
**TITLE LISTING** - A park home has no title it is a chattell, Rightmove dictates we have to list it as something, so it is listed as freehold but it is not.

**BROADBAND:** We understand that the standard broadband download speed at the property is around 16Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 80 Mbps. Data taken from checker.ofcom.org.uk on 30/01/2025. Actual service availability at the property or speeds received may be different.

**MOBILE:** We understand that the property is likeley to have mobile coverage (data taken from checker.ofcom.org.uk on 30/01/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

**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.



**Full Postal Address:**  
6 Trent Crescent St Mary's  
Park Wythall B47 6JA

**Council Tax Band:** A

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