

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, green, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. At the bottom of the oval, the words "ESTATE AGENTS" are written in a smaller, green, sans-serif font.

melvyn
Danes
ESTATE AGENTS

The main image shows a single-story house with a brown tiled roof and cream-colored walls. The house has a dark front door and windows with dark frames. A paved path leads to the front door. The front garden is well-maintained with a green lawn, a gravel border, and several potted plants. A silver car is parked in the driveway. The sky is blue with white clouds.

St Marys Park
Wythall
Offers Around £155,000

Description

Situated on this most popular park home site, St Marys Park in Wythall, this well appointed two bedroom property offers very well presented and affordable accommodation set on a wide corner plot.

There is the benefit of local shops at nearby Drakes Cross Parade, Becketts farm shop is within walking distance and is in close proximity to the Alcester Road.

The property is situated with easy access to Shirley along Truemans Heath Lane and one can continue back through Hollywood to Sainsbury's and other outlets 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 from the entrance to the park provide access to the Shirley and Solihull.

A deep block set driveway gives access to a canopy porch with UPVC double glazed door into the refitted modern kitchen, a door opens into the inner hallway with access to the lounge diner having windows and door to the rear and side.

There are two good size bedrooms, one with built in wardrobes and a refitted shower room.

The lovely gardens to the rear and side are a most pleasant aspect with gravel patio area, mature flower and shrub borders real and artificial lawn and large storage shed.

This park home is beautifully presented and maintained throughout and perfect accommodation to move straight into.



Accommodation

REFITTED KITCHEN

9'3 x 8'7 (2.82m x 2.62m)

INNER HALLWAY

LOUNGE DINER

16'4 x 9'7 (4.98m x 2.92m)

BEDROOM 1

12'2 x 9'3 (3.71m x 2.82m)

BEDROOM 2

9'3 x 8'11 (2.82m x 2.72m)

REFITTED SHOWER ROOM

PLEASANT GARDENS TO THE FRONT & SIDES



TENURE: The property has no title it is classed as a chattel.

The Site Fee is currently £174.13 pcm.

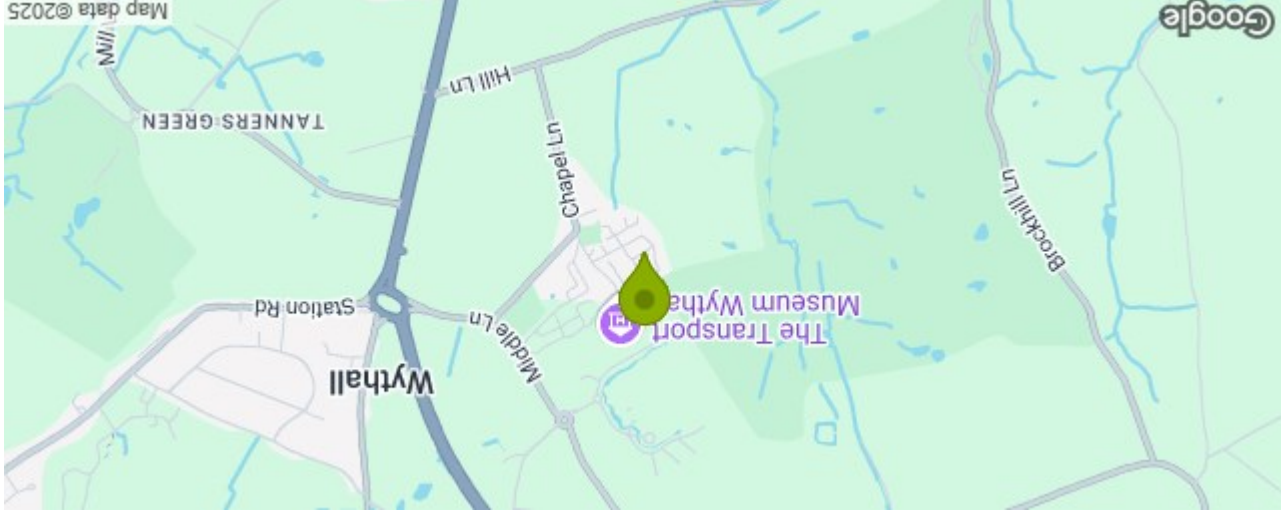
BROADBAND: We understand that the standard broadband download speed at the property is around 15Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 80 Mbps. Data taken from checker.ofcom.org.uk on 24/06/25. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have mobile coverage (data taken from checker.ofcom.org.uk on 24/06/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

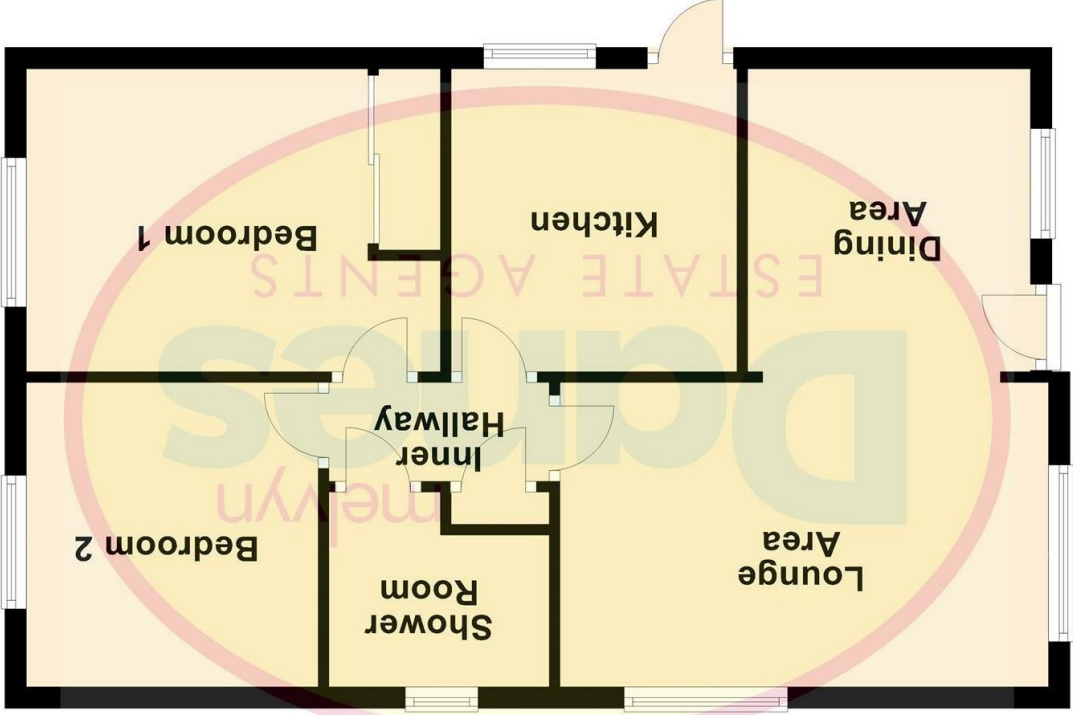
VIEWING: By appointment only with the office on the number below.

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.

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Ground Floor



1 Avon Drive St Marys Park Wythall Wythall B47 6JA
Council Tax Band: A

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.

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