



melvyn
Danes
ESTATE AGENTS

Chapel Lane

Wythall

Offers Around £225,000

Description

A well appointed and presented larger style park home on this popular site at St Marys Park in Wythall with garage and driveway.

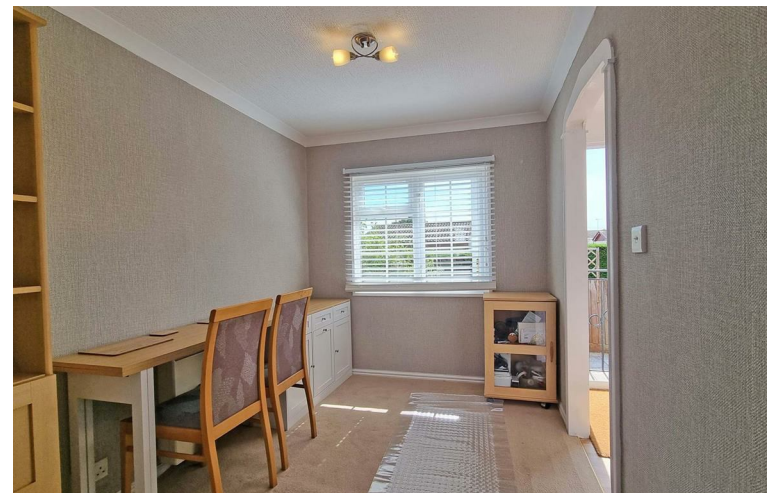
There is the benefit of local shops at nearby Drakes Cross Parade and Becketts Farm is within walking distance. Further shops can found on Station Road. Local bus services provide access to Redditch, Birmingham and the surrounding suburbs, Wythall has its own railway linking Stratford Upon Avon and Birmingham City Centre.

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.

Set back from the road side via a paved front garden with side driveway, a paved footpath with steps to a UPVC front door opening into the hallway with doors leading into the lounge, master bedroom with ensuite shower room and walk in wardrobe, further double bedroom and modern bathroom.

From the spacious lounge there is open access into the dining room leading into the modern refitted kitchen with window and door to the rear garden.

The gardens are mostly paved for ease of maintenance with greenhouse and courtesy door to teh garage.



Accommodation

HALLWAY

LOUNGE

16'11 x 11'1 max (5.16m x 3.38m max)

DINING ROOM

9'3 x 7'3 (2.82m x 2.21m)

MODERN KITCHEN

10'7 x 8'11 (3.23m x 2.72m)

MASTER BEDROOM

11'5 x 9'7 (3.48m x 2.92m)

EN SUITE & DRESSING ROOM

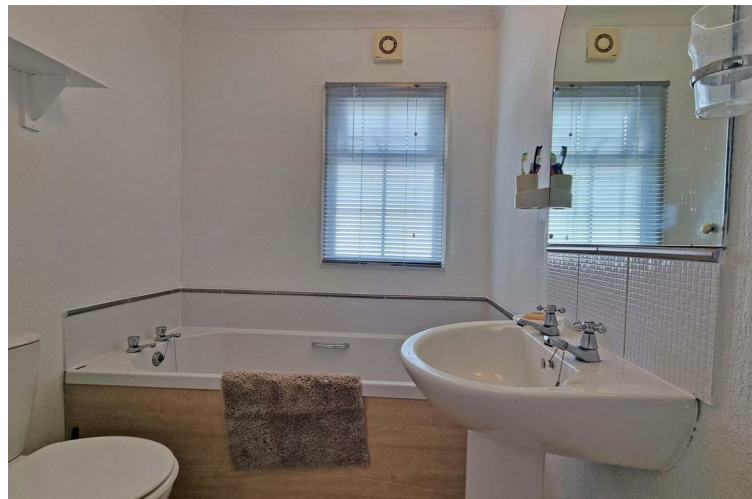
BEDROOM 2

9'7 x 8'5 (2.92m x 2.57m)

MODERN BATHROOM

SIDE & REAR GARDENS

SIDE GARAGE & DRIVEWAY



THE PROPERTY IS NOT FREEHOLD IT IS CLASSED AS A CHATTEL AND HAS NO TITLE

SITE FEES We are advised that site fees are currently around £180.00 per calendar month.

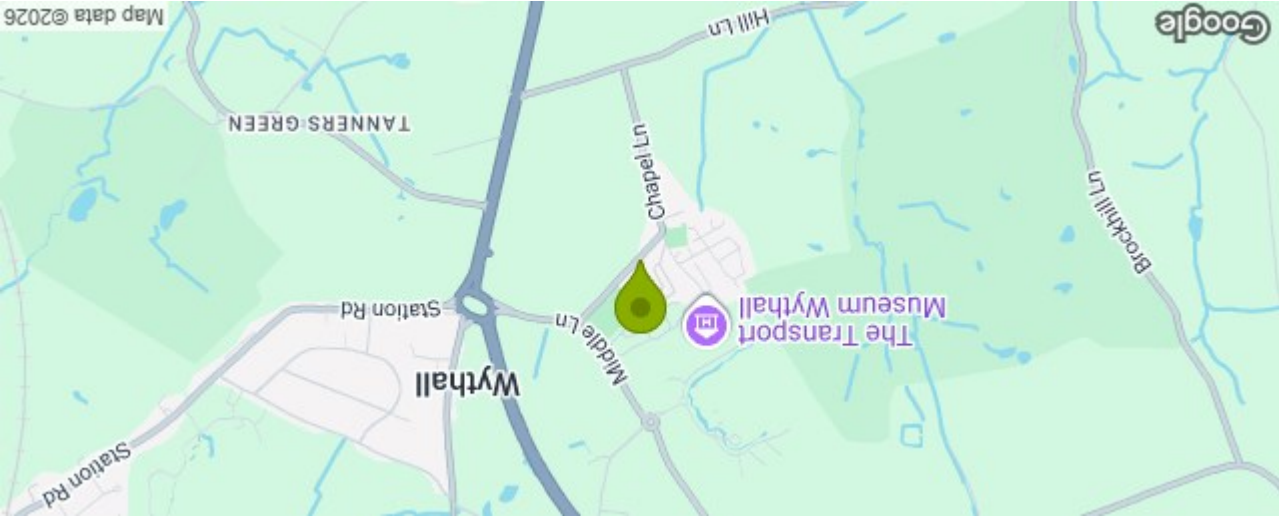
COUNCIL TAX - BAND A

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.

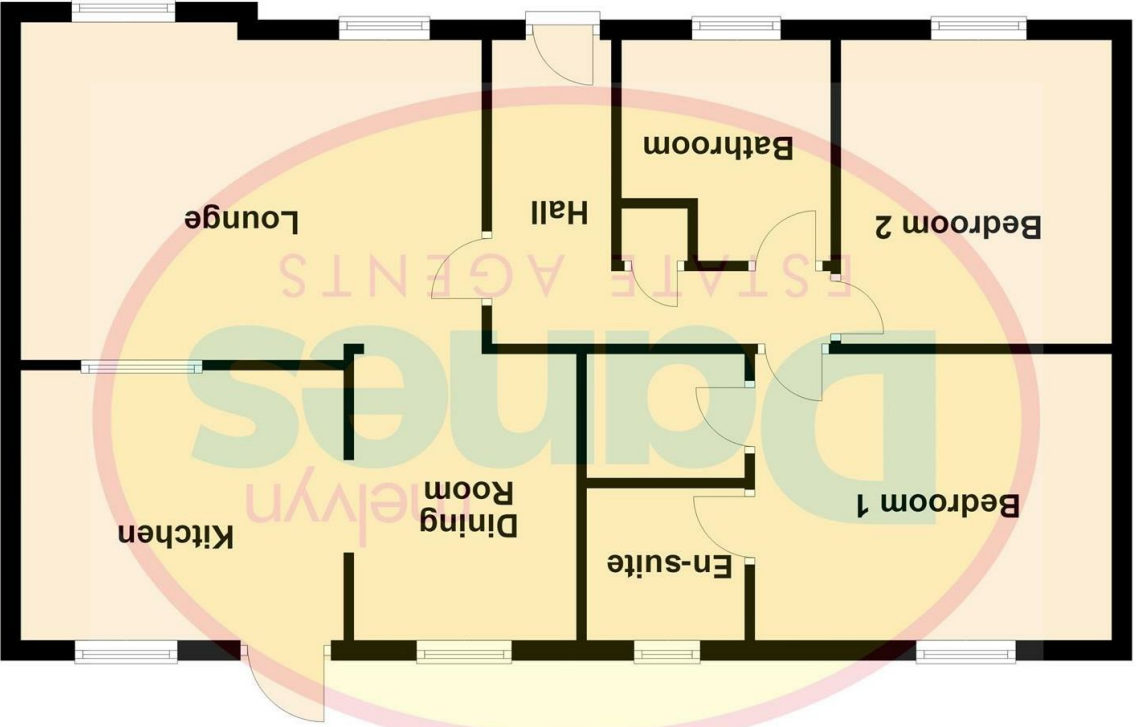
BROADBAND/MOBILE: Please refer to checker www.ofcom.gov.uk for broadband and mobile coverage at the property. From data taken on 11/04/2026 we understand that the standard broadband download speed at the property is around 16 Mbps, and the estimated fastest download speed currently achievable for the property post code area is 80 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

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.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



Ground Floor



St. Marys Park Chapel Lane Wythall Birmingham 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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