

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 is a photograph of a single-story house. The house has a light-colored, textured exterior wall and a dark green gabled roof. There are two large white-framed windows with dark green shutters. To the left of the house is a white garage door. The house is surrounded by a paved driveway and a small garden with some bushes. In the background, there are other houses and trees.

Chapel Lane

Wythall

Offers Around £225,000

Description

A most pleasant location for this well presented larger style well appointed 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 decorative front garden with tarmacadam driveway, a paved footpath with ramp access leads to a UPVC part glazed front door opening into the hallway with doors leading into the modern fitted kitchen, dining area with open access into the spacious lounge, two bedrooms, shower room and cloak cupboard. The master bedroom has a dressing area and ensuite WC.

The gardens are mostly paved for ease of maintenance.

There is also a garage with up and over door to the front driveway and courtesy door to the side.



Accommodation

ENTRANCE HALLWAY

LOUNGE

19'4 x 10'11 (5.89m x 3.33m)

DINING AREA

8'11 x 8'6 (2.72m x 2.59m)

KITCHEN

MASTER BEDROOM

10'10 x 9'6 (3.30m x 2.90m)

DRESSING AREA & EN SUITE WC

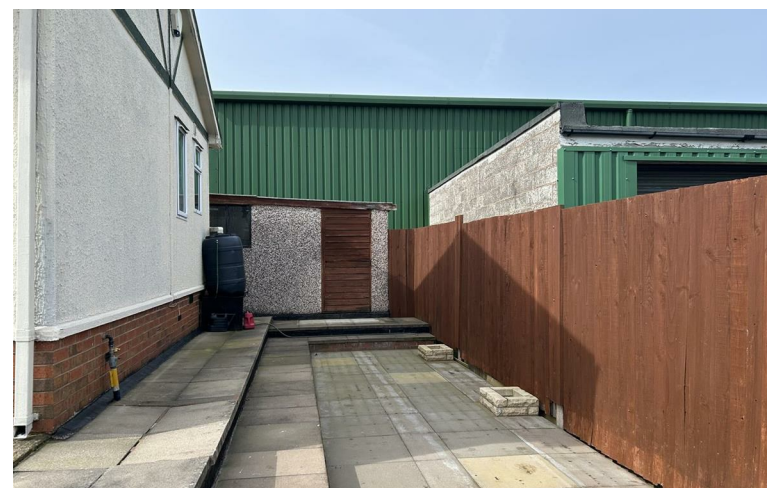
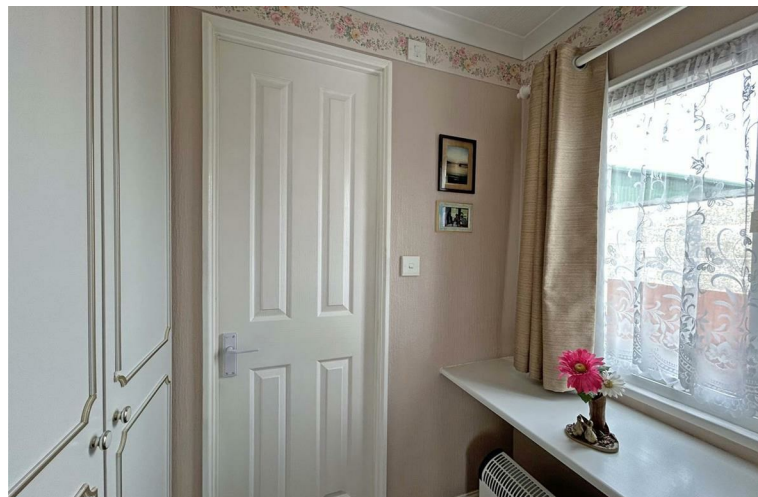
BEDROOM 2

9'11 x 9'3 (3.02m x 2.82m)

SHOWER ROOM

SIDE & REAR GARDENS

GARAGE



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 £174.13 per calendar month.

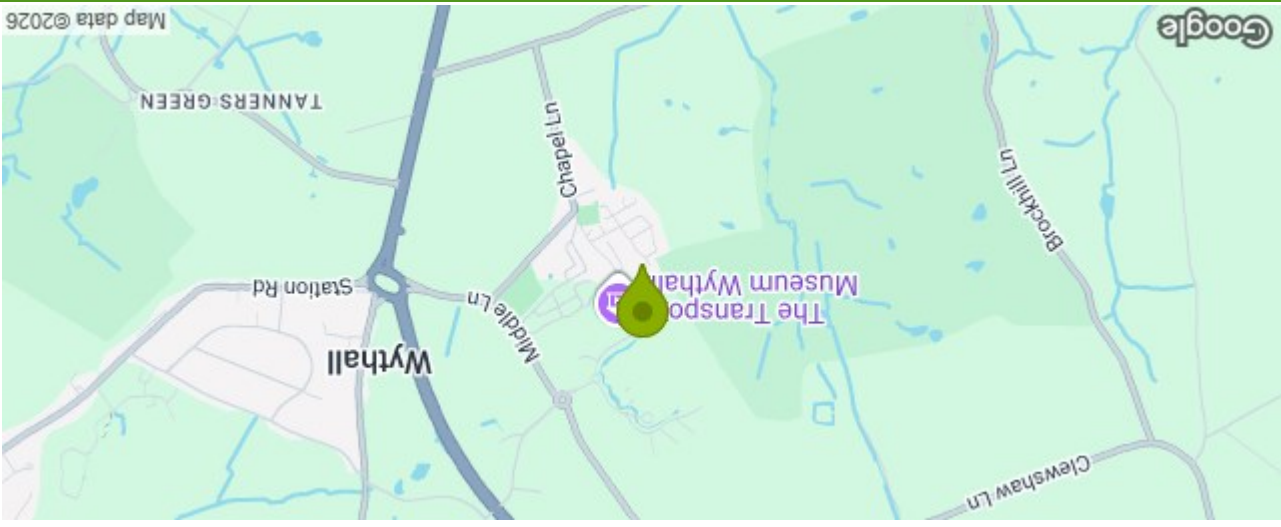
COUNCIL TAX - BAND A

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.

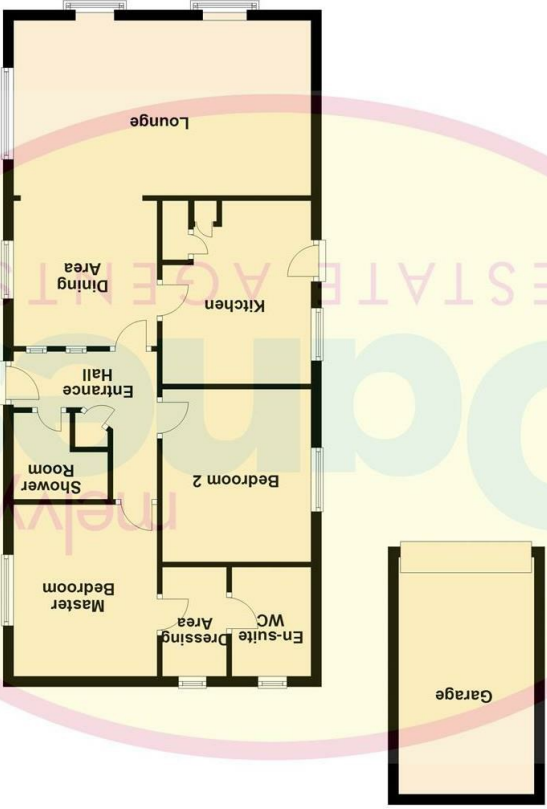
BROADBAND/MOBILE: Please refer to checker www.ofcom.gov.uk for broadband and mobile coverage at the property. From data taken on 11/04/2026 we understand that the standard broadband download speed at the property is around 16 Mbps, and the estimated fastest download speed currently achievable for the 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



32 St Mary's Park Chapel Lane Wythall B47 6JB
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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