melvyn Danes ESTATE AGENTS









The Oaks, Wythall

Offers Around £115,000

- HALL
- KITCHEN
- SHOWER ROOM
- COMMUNITY ROOM
- OVER 50'S
- LOUNGE
- TWO BEDROOMS
- FRONT, SIDE & REAR GARDENS
- PLEASANT WELL MAINTAINED SITE
- NO UPWARD CHAIN

321 Alcester Road, Wythall, Birmingham, B47 5HJ
Tel: 01564 826 555 Email: wythall@melvyndanes.co.uk www.melvyndanes.co.uk

Situated on this popular park home site for the over 50's at Hillcrest Park in Wythall, this two bedroom property is at the bottom of the park in a secluded location.

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 in Hollywood which in turn provides access to the M42 motorway and beyond.

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 a lawned front garden, gated side access to a UPVC double glazed front door opening into the

HALL
Having ceiling light point, central heating radiator and doors to two bedrooms, shower room and kitchen

LOUNGE
13'1 x 11'9 (3.99m x 3.58m)



Having UPVC double glazed windows to the front and side, ceiling light point, wall lights, central heating radiator and fireplace

KITCHEN
12'9 x 11'9 max (3.89m x 3.58m max)



Having wall and base units with work surfaces over, sink and drainer, space for cooker, dishwasher, fridge and freezer, two ceiling light points, UPVC double glazed windows to both sides and door to the hallway

BEDROOM 1
11'10 x 10'7 max (3.61m x 3.23m max)



Having UPVC double glazed window to the side, ceiling light point and central heating radiator

BEDROOM 2
9'0 x 7'6 (2.74m x 2.29m)

Having UPVC double glazed window to the side, ceiling light point and central heating radiator

SHOWER ROOM





Having shower enclosure, low level WC, wash hand basin in vanity unit, ceiling light point, heated towel rail and UPVC double glazed window to the side

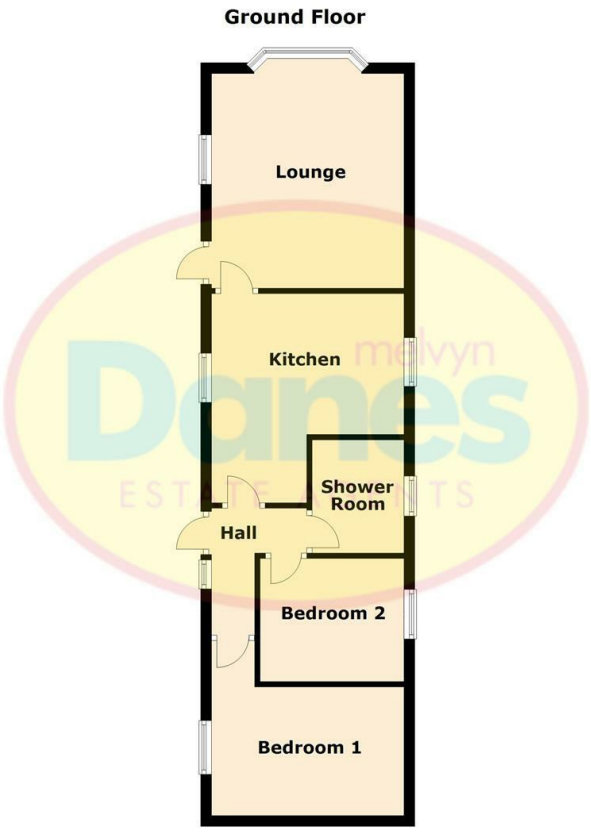
FRONT SIDE AND REAR GARDENS





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.



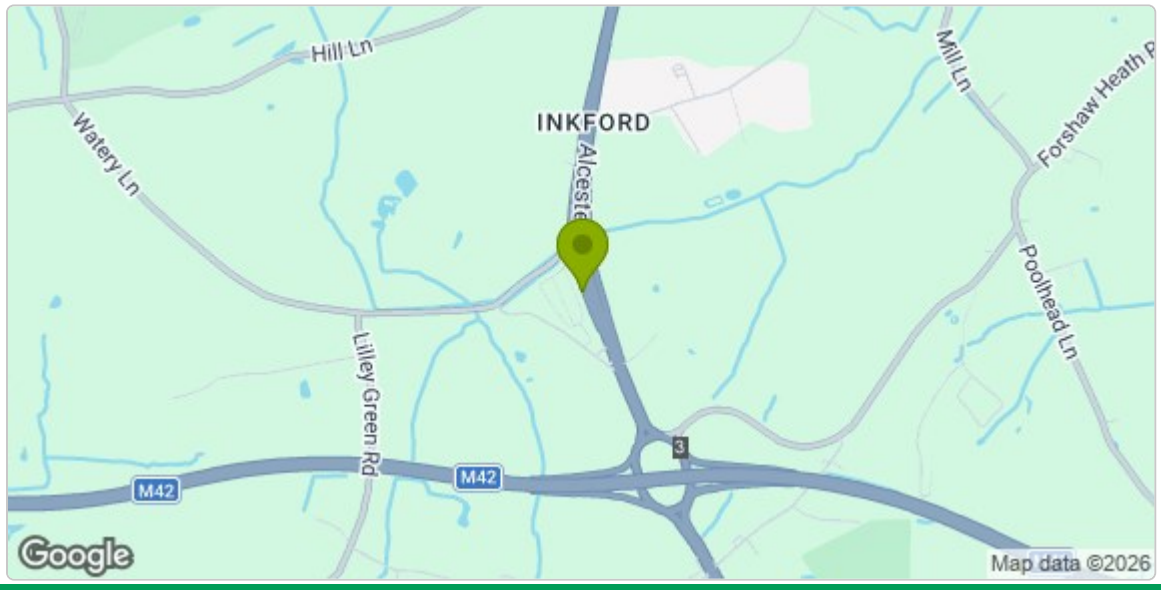
SITE FEES We are advised that site fees are currently around £180.18 per calendar month.

COUNCIL TAX BAND - A

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.

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.



Full Postal Address:
14 The Oaks Wythall
Birmingham B47 6DT

Council Tax Band: A