melvyn Danes
ESTATE AGENTS

Bittell Farm Road

Hopwood

Offers Around £75,000

Description

Waterside Orchard is a well established park home site in this most pleasant location off Bittell Farm Road in Hopwood, a canalside location on the edge of Worcestershire and Birmingham.

There is a local pub at the end of the road with a nearby convenience store.

The villages of Alvechurch and Barnt Green are close by with popular shops, cafes, gastro pubs, hosteries and having train stations into Birmingham and the surrounding subburbs.

A short distance away is junction 2 of the M42 forming the hub of the midlands motorway networks.

An ideal location for this one bedoom park home set on a pleasant plot with gardens to the front, side and rear, a UPVC door opens into the porch with further door into the modern kitchen, the lounge diner has UPVC double glazed windows to the front and sides and the bedroom has built in wardrobes, there is a refitted bathroom with shower over the bath.

Accommodation

LOUNGE DINER
19'9 max x 9'4 (6.02m max x 2.84m)

REFITTED KITCHEN
11'9 max x 9'4 (3.58m max x 2.84m)

BEDROOM
9'4 x 8'4 (2.84m x 2.54m)

REFITTED BATHROOM

FRONT, SIDE & REAR GARDENS

TENURE: The property has no title it is classed as a chattell, we are advsied that the site fee is £204.30 per month this includes water, sewerage is charged at around £70 per annum.
There is no age restriction on this park.

BROADBAND: We understand that the standard broadband download speed at the property is around 6Mbps, 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 1800 Mbps. Data taken from checker.ofcom.org.uk on 07/05/2025. 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 07/05/2025). 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.

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 intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. 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 the sale.

Ground Floor

Waterside Orchard Bittell Farm Road Hopwood Birmingham B48 7AE
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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