

**Danes**  
melvyn  
ESTATE AGENTS



**The Willows**  
**Wythall**  
**Offers Around £135,000**

## Description

An ideal location for this single unit two bedroom park home situated on the popular Hillcrest Park in Wythall for the over 50's.

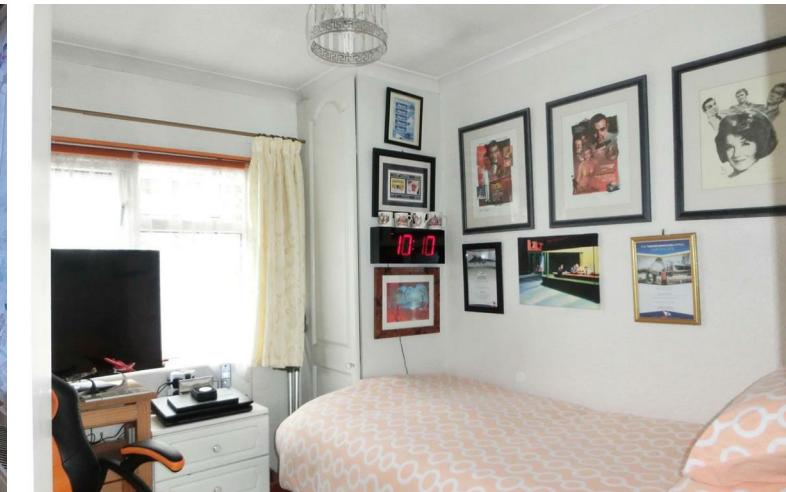
There is the benefit of local shops at nearby Drakes Cross Parade, Becketts farm shop is within walking distance and is in close proximity to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond.

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 side via a block paved driveway with decorative gravel front garden, gated side access with stepd to the porch door opening into the hallway with access to the modern kitchen and into the lounge, two bedrooms and bathroom.

The gated gardens are paved with decorative gravel, flower and shrub borders.



## Accommodation

**PORCH**

**HALLWAY**

**MODERN KITCHEN DINER**

12'1 max x 11'8 (3.68m max x 3.56m)

**LOUNGE**

12'6 x 11'6 (3.81m x 3.51m)

**BEDROOM 1**

11'8 x 9'6 max (3.56m x 2.90m max)

**BEDROOM 2**

8'6 x 7'10 (2.59m x 2.39m )

**BATHROOM**

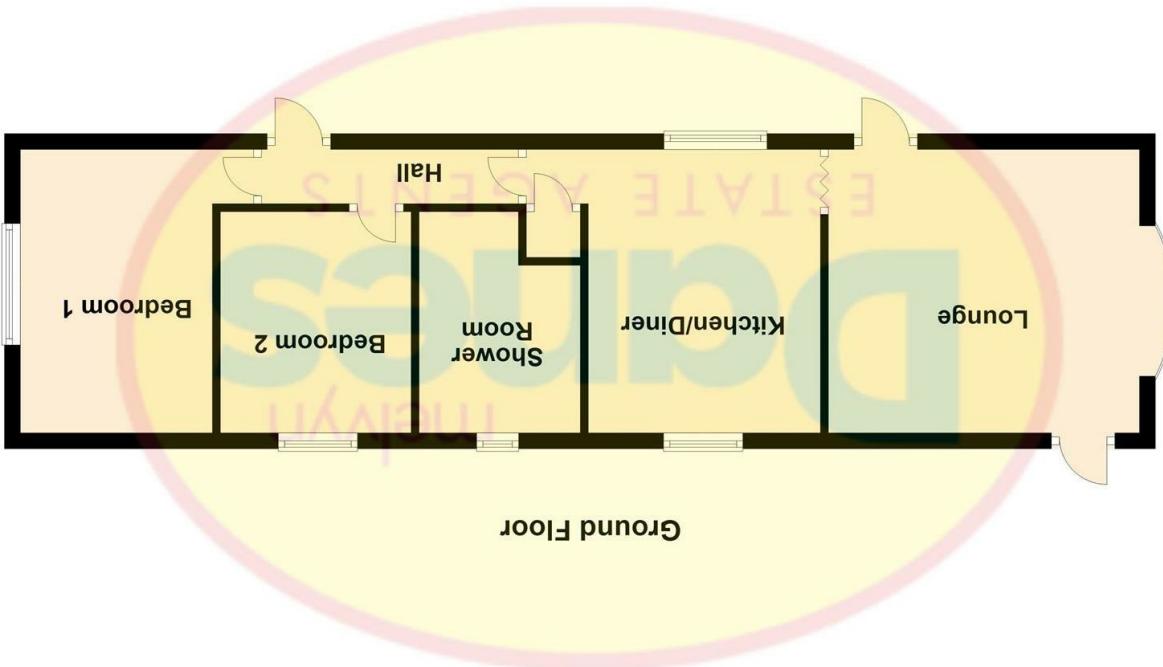
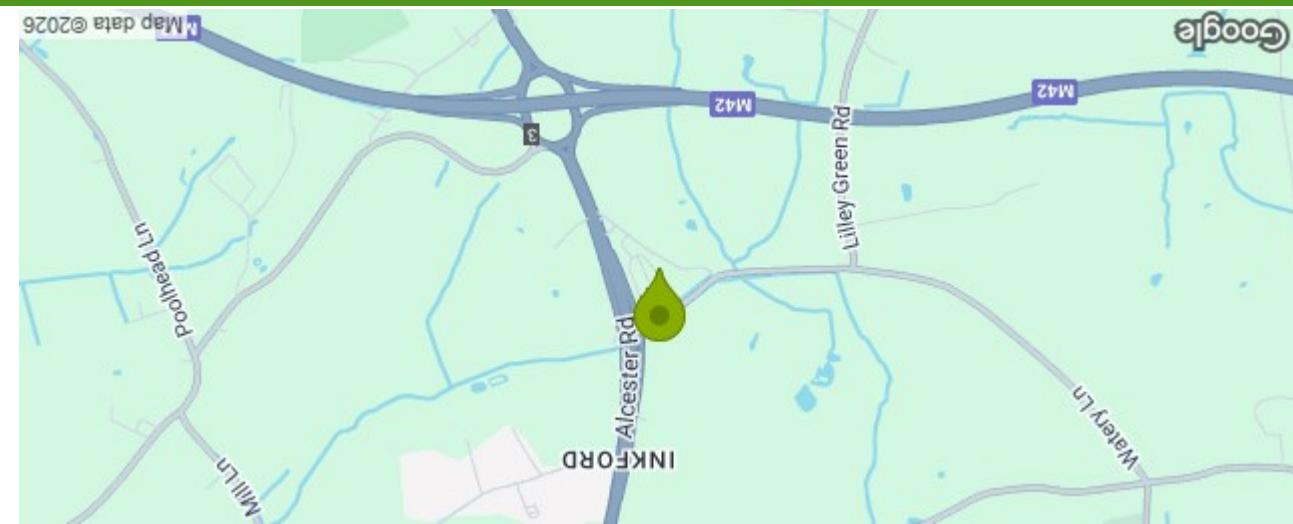
**GARDENS TO BOTH SIDES &**

**REAR**



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.

11 The Willows Wythall B47 6DS  
Council Tax Band: A



MONETARY LENDERING 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 intermediaries, 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 ask for documentary evidence. If you do not provide satisfactory evidence of identity a reasonable time, we may have to stop letting for you and we would ask for your co-operation in order to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

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.

MOBILE: Please refer to checker.ofcom.org.uk for mobile coverage at the property. This 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.

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

PROPERTY POST CODE AREA IS AROUND 33 MPS. DATA TAKEN FROM CHECKER.OFCOM.ORG.UK ON 21/01/2026. ACTUAL SERVICE AVAILABILITY AT THE PROPERTY OR SPEEDS RECEIVED MAY BE DIFFERENT.

BROADBAND: We understand that the standard broadband speed at the property is around 11 Mbps, 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 33 Mbps.