

# Chapel Lane, Wythall

## Offers Around £200,000

- OVER 55'S
- LOUNGE
- KITCHEN
- EN SUITE & DRESSING ROOM
- SIDE & REAR GARDENS
- HALLWAY & WC
- DINING ROOM
- MASTER BEDROOM
- GUEST BEDROOM
- GARAGE & DRIVEWAY



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

There is the benefit of local shops at nearby Drakes Cross Parade, Becketts farm shop is within walking distance.

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 paved footpath with gravel foregarden, a UPVC door opens into the

### HALLWAY



Having ceiling light point, central heating radiator, loft access and doors to the dining room, two bedrooms, storage cupboard and guest cloaks WC

### GUEST CLOAKS WC



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

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



Having two UPVC double glazed box bow windows to the front and further window to the side, two ceiling light points, two central heating radiators, fireplace with inset gas fire and open access into the

### DINING ROOM 9'0 x 8'5 (2.74m x 2.57m)



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

### KITCHEN 11'6 x 9'3 (3.51m x 2.82m)



Having a range of oak fronted wall and base units with work surfaces over incorporating sink and drainer, four ring gas hob with extractor over and oven beneath, ceramic wall tiles, space for fridge freezer and washing machine, pantry cupboard with central heating boiler, ceiling light point and UPVC double glazed window and door to the side

**MASTER BEDROOM**  
**10'9 x 9'6 (3.28m x 2.90m)**



Having UPVC double glazed window to the side, ceiling light point, central heating radiator, built in wardrobes and open access into the

**DRESSING AREA**



Having built in wardrobes and dresser, ceiling light point, UPVC double glazed window to the side and door into the

**REFITTED EN SUITE**



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

**BEDROOM 2**  
**11'0 x 9'3 (3.35m x 2.82m)**

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

**GARAGE**

Having electric roller shutter door to the front

**SIDE & REAR GARDENS**

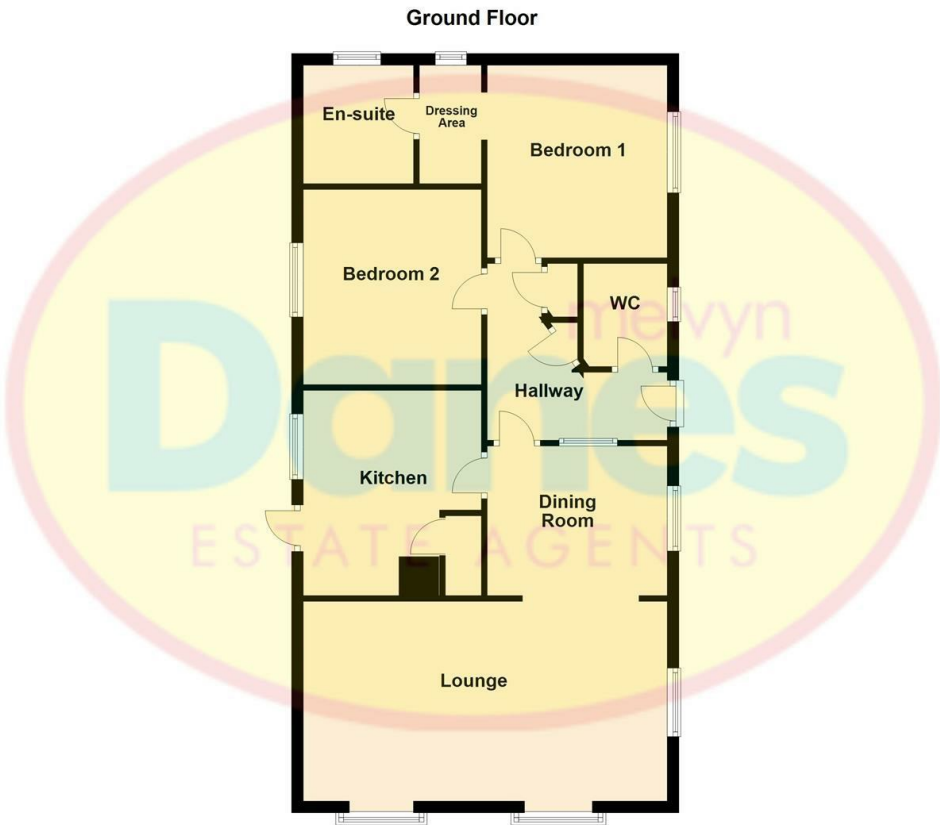


Being paved for ease of maintenance



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 £170.80 per calendar month.

**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.

**PLANNING PERMISSION AND BUILDING REGULATIONS** Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008** The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**THE CONSUMER PROTECTION REGULATIONS** The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose.

**PROPERTY TO SELL?** If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Pat Gilbert on 01564 826555 who would be pleased to discuss its current market value, our fees and services with you.



**Full Postal Address:**  
24 St Mary's Park Chapel  
Lane Wythall B47 6JB

**Council Tax Band:**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC