



Danes
melvyn
ESTATE AGENTS

Silver Street
Wythall
Offers Around £195,000

Description

Situated in this popular retirement development for the over 50's on Silver Street with well tended communal gardens, allocated parking and communal lounge. This well appointed and well presented one bedroom property is ideally situated for the wealth of local facilities and amenities of Wythall and Hollywood.

On the Alcester Road nearby Drakes Cross Parade offers a selection of local shops and services and is within a short walk of the property. Local doctors are available both in Wythall and Hollywood and just over the road is Wythall Park and the facilities of Wythall Community Association offering social, leisure and sporting events within it's 37 acres.

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 bypass 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.

A paved footpath with lawned foregarden leads to a part glazed door opening into the hallway with doors to a spacious lounge diner with UPVC double glazed sliding patio style doors to the rear gardens and parking area, the modern kitchen has fitted units, space for dining and a UPVC double glazed window to the front.

The refitted wetroom is ideal for anyone with any mobility requirements and the bedroom had a built in cupboard and UPVC double glazed window to the front.

The communal gardens are well tended with a drying area, allocated and communal parking and there is a communal lounge where residents can share in social activities.



HALLWAY

LOUNGE DINER

23'3 x 11'2 (7.09m x 3.40m)

FITTED BREAKFAST KITCHEN

11'0 x 7'9 max (3.35m x 2.36m max)

BEDROOM

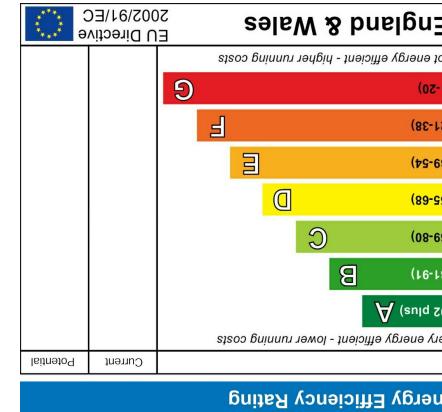
13'3 x 10'4 (4.04m x 3.15m)

WET ROOM

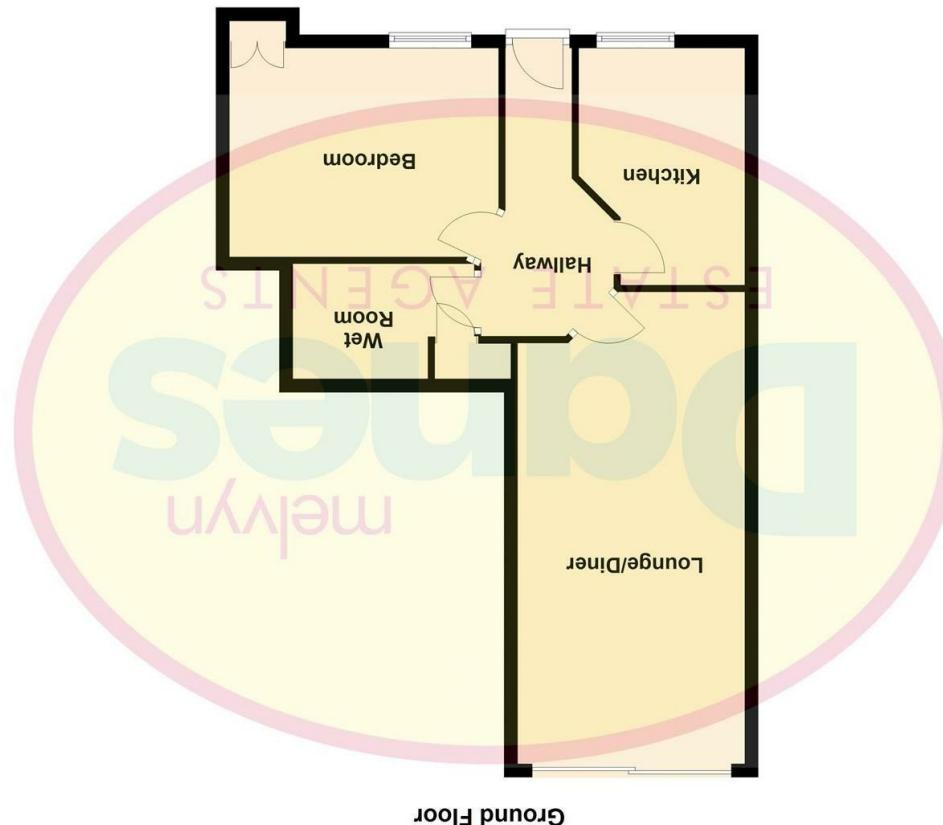
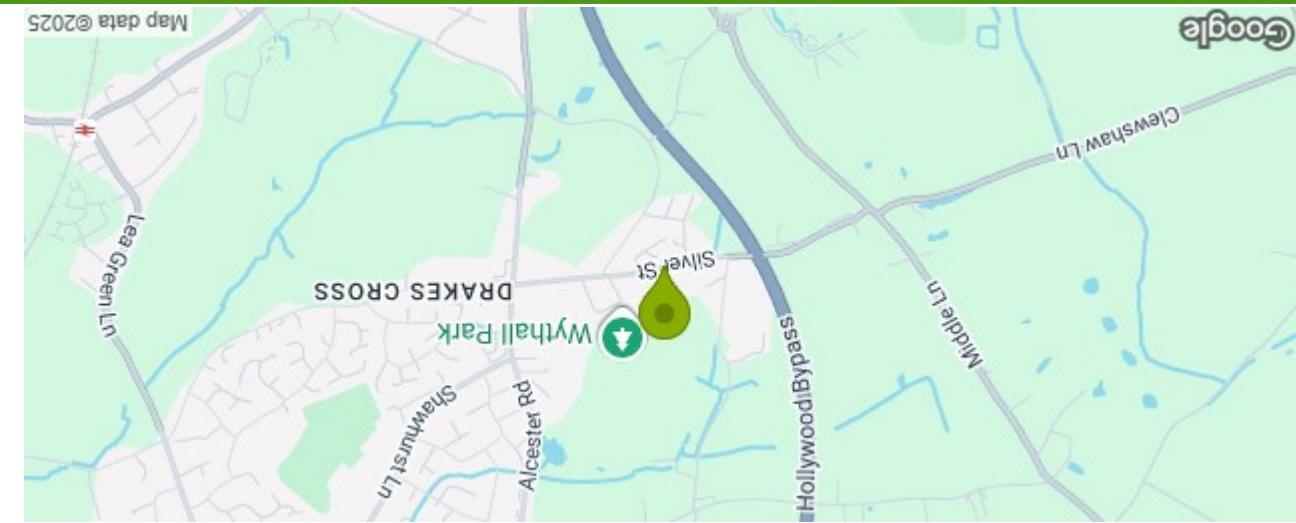
ALLOCATED & COMMUNAL

PARKING

WELL TENDED GARDENS



2 Silvermead Court Silver Street Wythall B47 6LN



MONY LANDLORDING 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 companies and individuals, 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 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.

PROSPECTIVE PURCHASER OR SURVEYORS AS APPROPRIATE: The agent has not sought to verify the legal title of the property and the equipment in these are not necessary included in the sale, unless specifically stated. The agent has not tested any apparatus, fixtures or fittings or services mentioned and do not by these particulars or otherwise warrant that they are in working order.

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, fixtures or fittings or services mentioned and do not by these particulars or otherwise warrant that they are in working order.

CONSUMER PROTECTION FROM UNFAIR TRADING 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 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

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

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checkera.com.org.uk on 14/05/2025). Please note that actual services available may be different depending on the particular circumstances.

14/05/2025. Actual service availability at the property or speeds received may be different.

BROADBAND: We understand that the standard broadband download speed at the property is around 15 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 77 Mbps. Data taken from checkera.com.org.uk on 14/05/2025. Please note that the property is likely to have current mobile coverage (data taken from checkera.com.org.uk on 14/05/2025). Actual service availability at the property or speeds received may be different.

TELEPHONE: We are advised that the property is leasedhold with 74 years remaining. Service charge is £1,723.40 per annum and ground rent is £250.00 per annum, this is to be confirmed.