

<sup>melvyn</sup>  
**Danes**  
ESTATE AGENTS

**Bittell Farm Road**  
**Hopwood**  
**Offers Around £100,000**

## 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 Barn Green are close by with popular shops, cafes, gastro pubs, hosteries and having train stations into Birmingham and the surrounding suburbs.

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

An ideal location for this one bedroom 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.



**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)

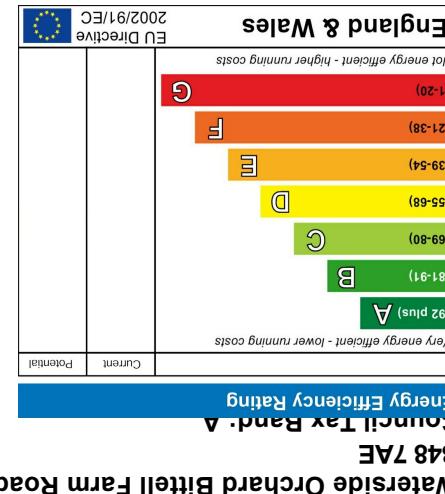
**BEDROOM**

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

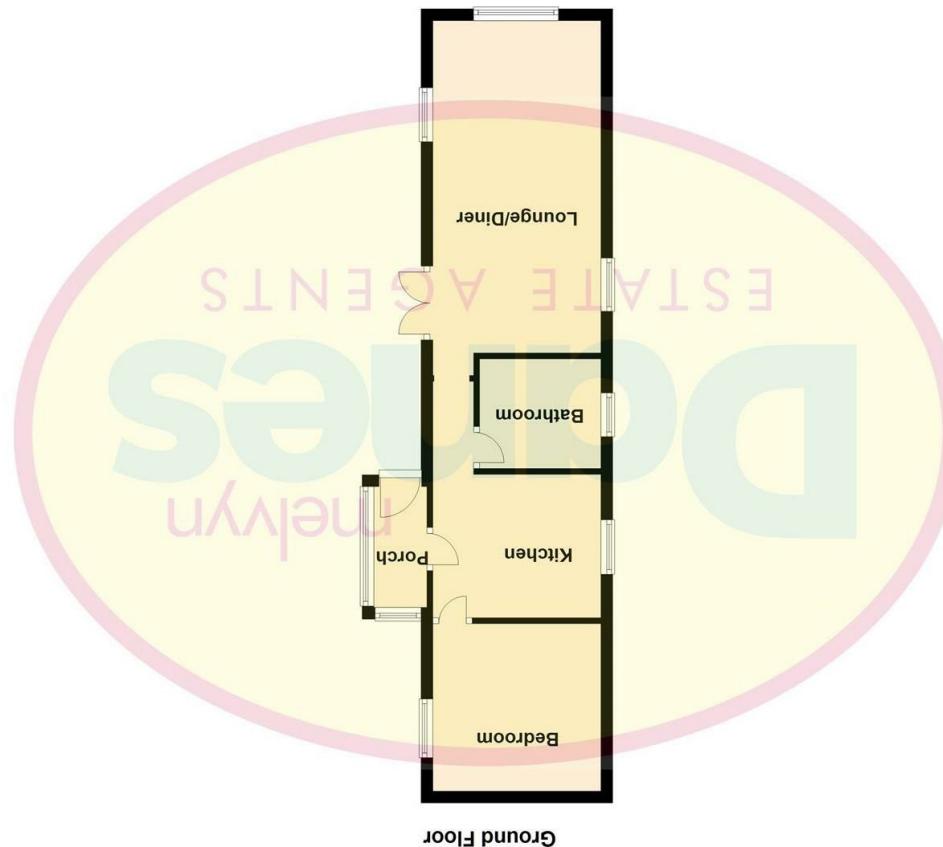
**REFITTED BATHROOM**

**FRONT, SIDE & REAR GARDENS**

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.



Waterside Orchard Bittell Farm Road Hopwood Birmingham



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CONSUMER PROTECTION REGULATIONS 2002: 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 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 show 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 warrant that they are in working order.

VIEWING: By appointment only with the office on the number below.  
07/05/2023). Please note that certain services available may be different depending on the particular circumstances.  
precise location and network outages.

**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 [cheeky.ofcom.org.uk](http://www.cheeky.ofcom.org.uk) on 07/05/2025. Actual service availability at the property or speeds received may be different.

TERNURE: The property has no title as it is classified as a chattel, we are advised that the site fee is £198.24 per month this includes water, sewerage & charged at £20 per annum