Silver Street

Wythall

Offers Around £185,000

Description

Situated in this popular retirement development for the over 50's on Silver Street in the village of Wythall with well tended communal gardens, allocated parking and communal lounge. This well presented first floor apartment is ideally appointed for the wealth of local facilities and amenities of Wythall and Hollywoood.

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 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.

A paved footpath with lawned foregarden leads to a glazed door opening into the entrance hall with stairs to a landing and part glazed door into the hallway with doors off to the lounge diner, kitchen, two double bedrooms and modern wet room.

There is allocated and communal parking, well tended gardens and a drying area.

Accommodation

HALLWAY

LOUNGE DINER

22'0" x 19'7" max (6.73m x 5.97m max)

KITCHEN DINER

14'9" x 8'0" (4.52m x 2.44m)

Having a modern range of wall and base units with work surfaces over incorporating sink and drainer with mixer tap, four ring halogen hob with extractor over and oven beneath, space for washing machine and fridge freezer, ceramic wall tiles, wall mounted central heating boiler, recessed ceiling spot lights, central heating radiator and UPVC double glazed window to the front

BEDROOM 1

14'10" x 12'6" max (4.52m x 3.81m" max)

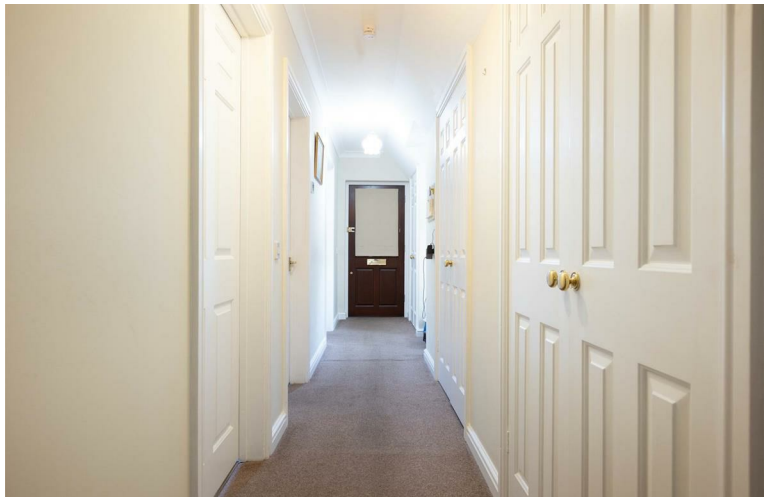
BEDROOM 2

14'9" x 8'0" (4.52m x 2.46m)

MODERN WET ROOM

ALLOCATED & COMMUNAL PARKING

WELL TENDED COMMUNAL GARDENS



TENURE: We are advised that the property is leasehold with approx 72 years remaining. The ground rent is £600 per annum and service charge is to be confirmed.

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 2000 Mbps. Data taken from checker.ofcom.org.uk on 02/09/2026. Actual service availability at the property or speeds received may be different.

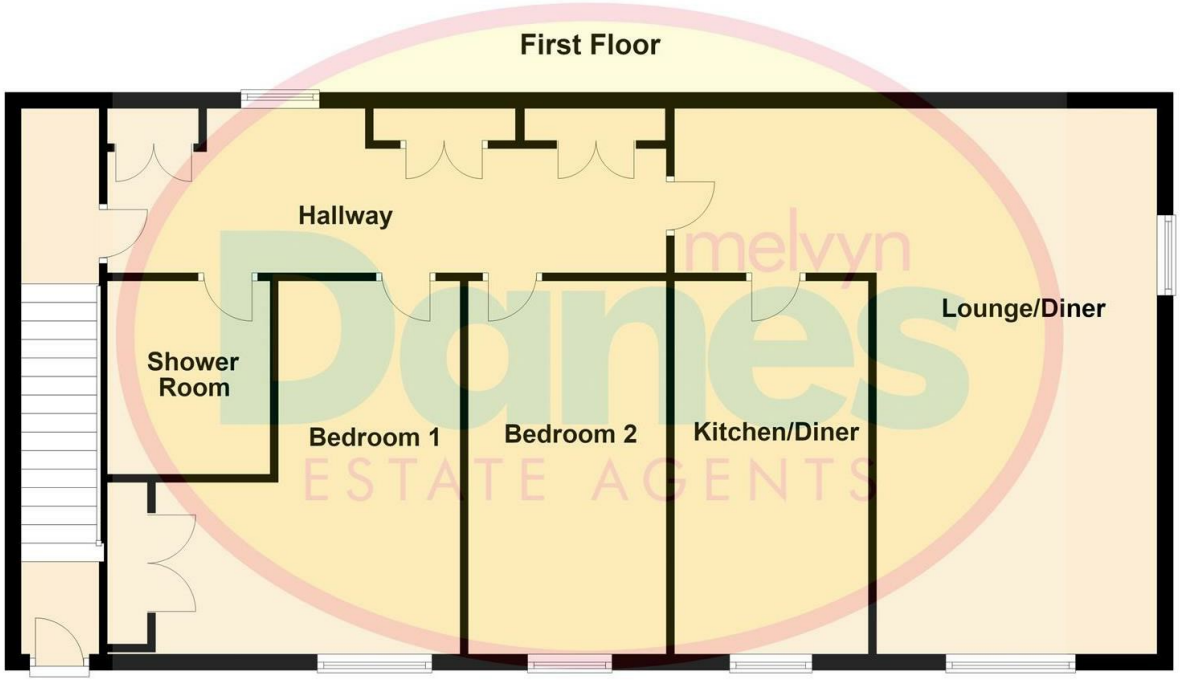
MOBILE: Please refer to checker.ofcom.org.uk for mobile coverage at the property. This can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

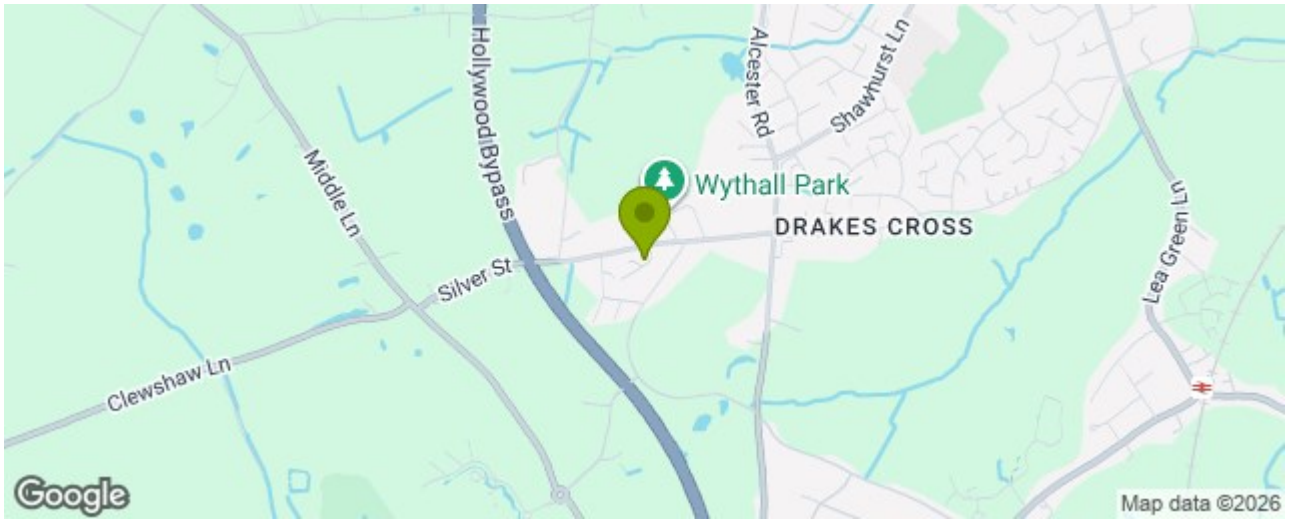
VIEWING: By appointment only with the office on the number below.

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.

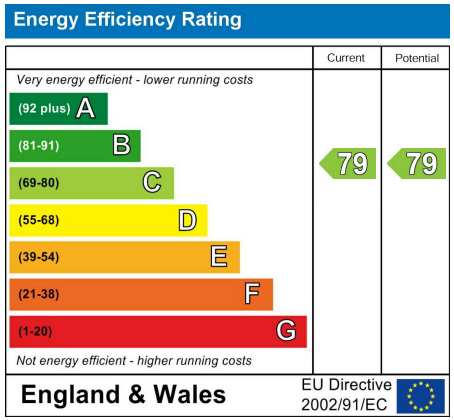
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, 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 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 a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

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.





14 Silvermead Court Silver Street Wythall Birmingham B47 6LN
Council Tax Band: C



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.

Tel: 01564 826 555 Email: wythall@melvyndanes.co.uk melvyndanes.co.uk