



St Mary's Park, Chapel Lane

Offers Around £225,000

- ENTRANCE HALLWAY
- LARGE MODERN KITCHEN DINER
- MASTER BEDROOM WITH DRESSING AREA & EN SUITE
- MODERN SHOWER ROOM
- GARAGE
- LOUNGE
- UTILITY
- FURTHER DOUBLE BEDROOM
- GARDENS TO FRONT, SIDE & REAR
- DRIVEWAY

An enviable location for this modern 11 year old larger style well appointed park home on this popular site at St Marys Park in Wythall with garage and ample parking.

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

The local bus stops at the entrance to the park giving access to Shirley and Solihull. Alternative routes take you to Redditch and Birmingham city centre.

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 gravel driveway with ample parking, steps rise to a UPVC glazed door opening into the

ENTRANCE HALLWAY

Having ceiling light point, central heating radiator, loft access and doors to two double bedrooms shower room, useful storage cupboards and dining area

LOUNGE

19'2 x 10'7 (5.84m x 3.23m)

Having UPVC double glazed windows to the front and side, two ceiling light points, two central heating radiators, modern fireplace with electric fire and glazed double doors to the

DINING AREA

9'8 x 9'1 (2.95m x 2.77m)

Having UPVC double glazed window to the front, ceiling light point, central heating radiator and open access into the

MODERN FITTED KITCHEN

10'9 x 9'2 (3.28m x 2.79m)

Having a range of modern wall, drawer and base units with butchers block work surfaces over incorporating sink and drainer with mixer tap, breakfast bar, four ring gas hob with extractor over and oven beneath, integrated dishwasher and fridge freezer, ceramic wall tiles, two ceiling light points, UPVC double glazed window to the rear and doorway into the

UTILITY

Having wall and base units with inset sink and drainer, integrated washing machine and tumble dryer and UPVC door to the rear garden

MASTER BEDROOM

13'4 x 10'11 (4.06m x 3.33m)

Having UPVC double glazed windows to the front and side, ceiling light point, central heating radiator, dressing area with built in wardrobes and door into the

EN SUITE SHOWER ROOM

Having corner shower enclosure, low level WC, pedestal wash hand basin, ceramic wall tiles, ceiling light point, heated towel rail and UPVC double glazed window to the rear

BEDROOM 2

9'3 x 8'3 (2.82m x 2.51m)

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

SHOWER ROOM

Having walk in shower enclosure, low level WC, pedestal wash hand basin, ceramic wall tiles, ceiling light point, heated towel rail and UPVC double glazed window to the front

GARAGE

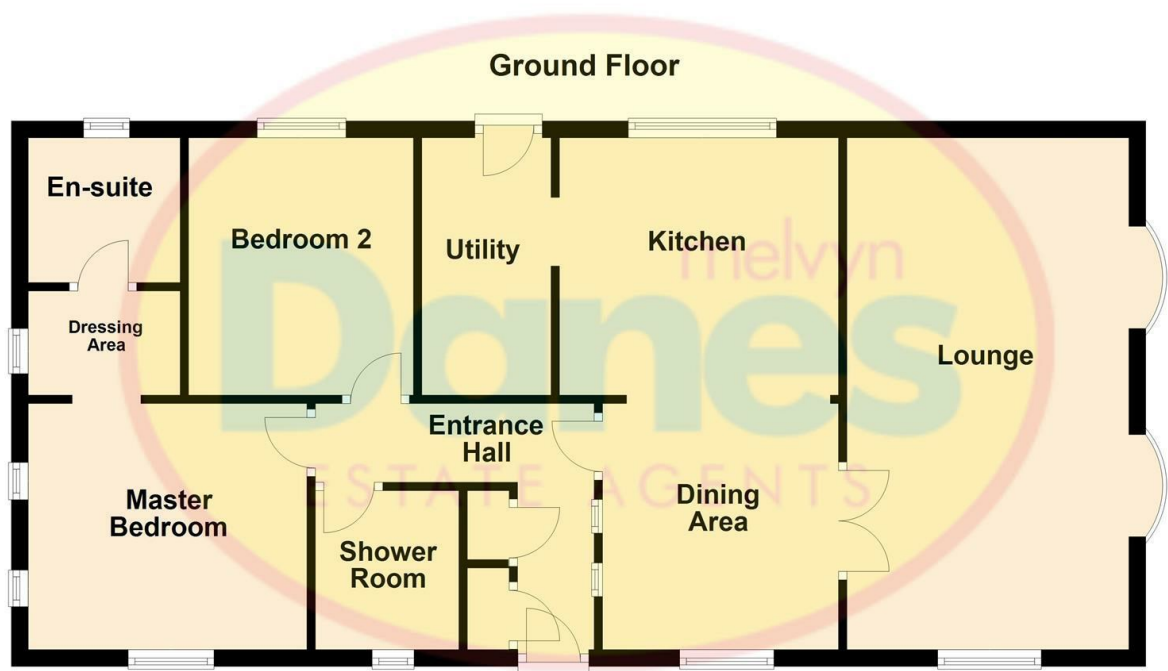
Having up and over door to the front driveway and courtesy door to the garden

FRONT, SIDE & REAR GARDENS



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 £167.27 per calendar month.

COUNCIL TAX - BAND A

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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:
76 St Mary's Park Chapel
Lane Wythall B47 6JB

Council Tax Band: A

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