Hillcrest Park

Wythall

Offers Around £195,000

Description

Situated on this popular park home site for the over 50's at Hillcrest Park in Wythall, this well presented modern larger style two bedroom property offers affordable accommodation set on a pleasant well maintained site with popular community room.

There is the benefit of local shops at nearby Drakes Cross Parade in Hollywood, Becketts farm shop is within walking distance and is in close proximity to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond.

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 with a stop just through the bottom entrance of the park providing access to the surrounding suburbs.

Accommodation

Number 24 The Oaks is found centrally in the park, set back via a gravel front garden with a block paved driveway, step to a UPVC front door which opens into a hallway with doors to the lounge diner and modern breakfast kitchen, from the inner hallway there are doors to the bedrooms and shower room.
The master bedroom has a walk in wardrobe and refitted en suite shower room, bedroom 2 has built in wardrobes.
The property has UPVC double glazing throughout and gas central heating.
The side and rear garden are all of low maintenance with fencing and gated access.

HALLWAY

LOUNGE DINER

16'11 max x 14'6 max (5.16m max x 4.42m max)

MODERN BREAKFAST KITCHEN

10'3 x 9'6 max (3.12m x 2.90m max)

INNER HALLWAY

MASTER BEDROOM WITH DRESSING ROOM & EN SUITE

9'11 x 9'6 (3.02m x 2.90m)

BEDROOM 2

11'3 x 9'6 (3.43m x 2.90m)

SHOWER ROOM

LOW MAINTENANCE SIDE & REAR GARDENS

TENURE: The property is not freehold but is classed as a chattel. There is a site fee of £192.43 per month.

BROADBAND: We understand that the standard broadband download speed at the property is around 5Mbps, 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 1000 Mbps. Data taken from checker.ofcom.org.uk on 14/04/2025. Actual service availability at the property or speeds received may be different.

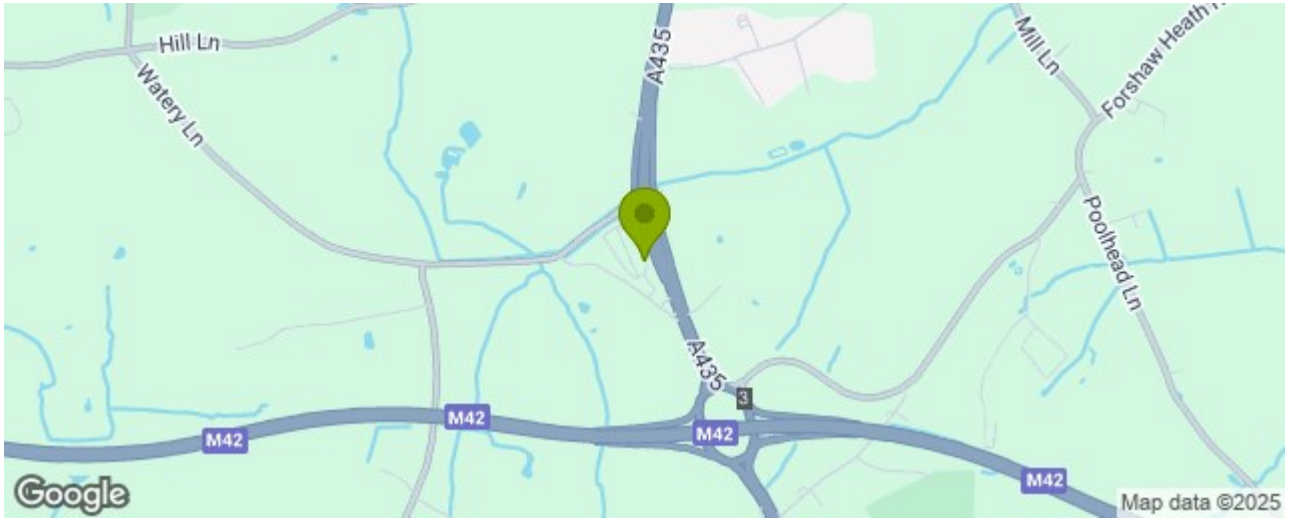
MOBILE: We understand that the property is likely to have mobile coverage (data taken from checker.ofcom.org.uk on 14/04/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 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 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 intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. 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 the sale.

Ground Floor



24 The Oaks Hillcrest Park Wythall Wythall B47 6DT
Council Tax Band: A

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.