



The Willows, Wythall

Offers Around £80,000

- PORCH
- LOUNGE KITCHEN
- BATHROOM
- OVER 50'S
- REFURBISHMENT REQUIRED
- HALLWAY
- TWO BEDROOMS
- GARDENS TO THE FRONT, SIDES & REAR
- NO UPWARD CHAIN

Situated on this popular park home site for the over 50's at Hillcrest Park in Wythall, this two bedroom property requires updating and refurbishment throughout.

There is the benefit of local shops at nearby Drakes Cross Parade, 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 provide access to the City of Birmingham.

Set back from the road via a lawned fore garden, a paved footpath leads to a part glazed front door opening into the

PORCH

HALLWAY

KITCHEN

9'9 x 9'8 max (2.97m x 2.95m max)



LOUNGE

11'11 x 9'8 (3.63m x 2.95m)



BEDROOM 1

10'3 x 9'8 max (3.12m x 2.95m max)

BEDROOM 2

8'2 x 6'8 (2.49m x 2.03m)

BATHROOM

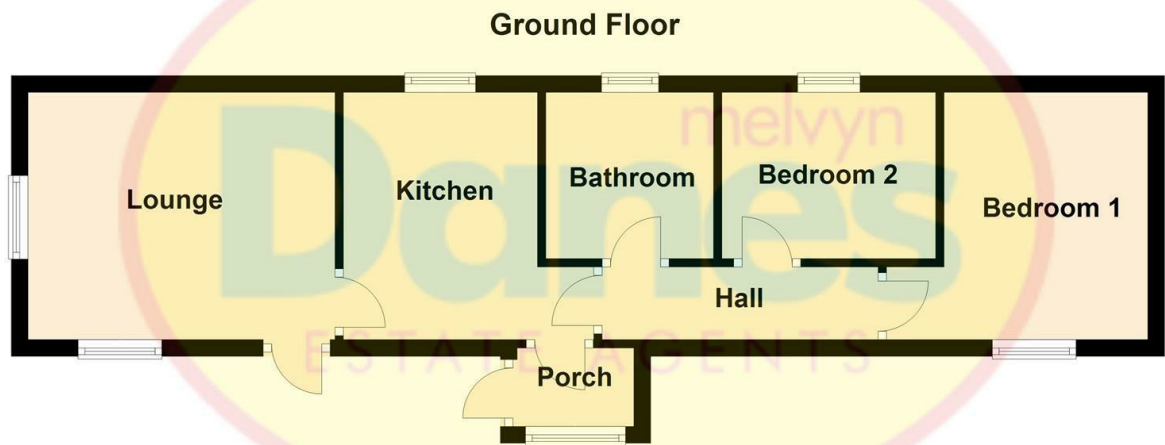


FRONT, SIDE & REAR GARDENS



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.



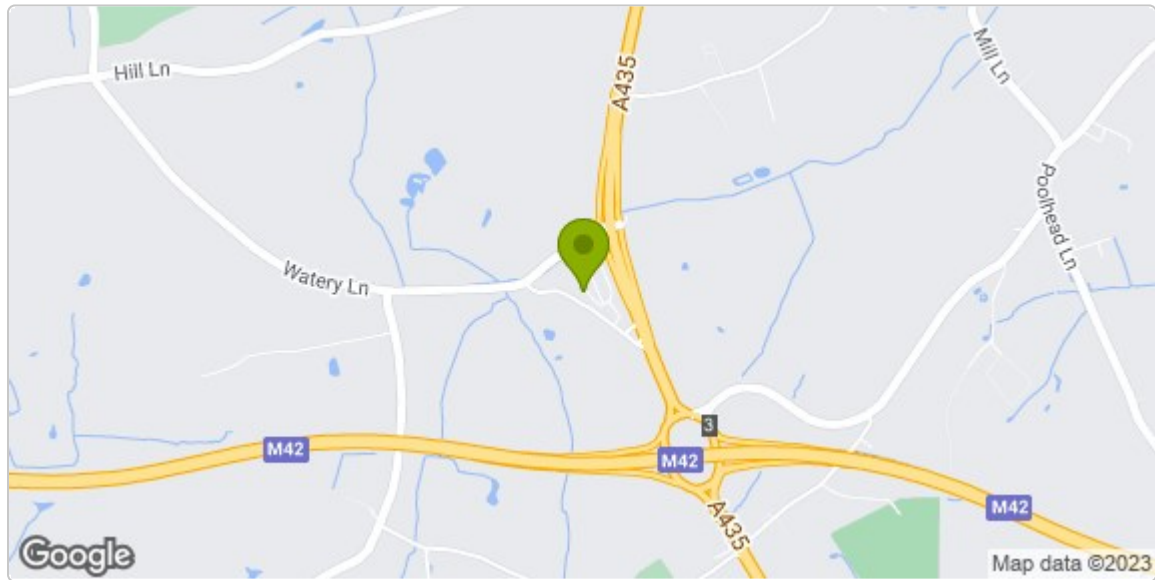
SITE FEES We are advised that site fees are currently around £192.90 per calendar month.

COUNCIL TAX BAND - A

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: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
2 The Willows Wythall B47
6DS

Council Tax Band:

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