



Fulford Close
Wythall
Offers Around £200,000

Description

Situated in this secluded cul de sac location leading directly off Lea Green Lane, a most sought after road in Wythall, this modern first floor apartment is ideally situated for the local amenities in Wythall and Hollywood and has open views to the rear.

There is local primary schooling at Meadow Green and Coppice Primary school and Woodrush Senior School on nearby Shawhurst Lane. Education facilities are subject to confirmation from the Education Department. There is the benefit of local shops on Station Road, Wythall and Drakes Cross Parade in Hollywood. The property is just a few minutes drive or by bus 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 midlands motorway network.

There are railway stations within walking distance at Wythall and nearby at Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham, Redditch and the surrounding suburbs.

An ideal location therefore, for this well presented modern first floor apartment approached via a private road with allocated and visitor parking, well-tended communal gardens and a paved footpath leads up to a secure intercom entrance into communal hallway with stairs to all floors. No 3 can be found on the first floor with composite front door opening into the hallway with doors to the lounge diner with Juliette balcony and open access into the modern fitted kitchen, there are two double bedrooms, master with en suite and dressing area and a modern bathroom and storage cupboards.



Accommodation

HALLWAY

LOUNGE DINER

15'9 x 10'5 (4.80m x 3.18m)

MODERN KITCHEN

9'8 x 6'10 (2.95m x 2.08m)

MASTER BEDROOM

19'2 max x 10'6 (5.84m max x 3.20m)

EN-SUITE

BEDROOM 2

10'11 x 8'7 (3.33m x 2.62m)

REFITTED BATHROOM

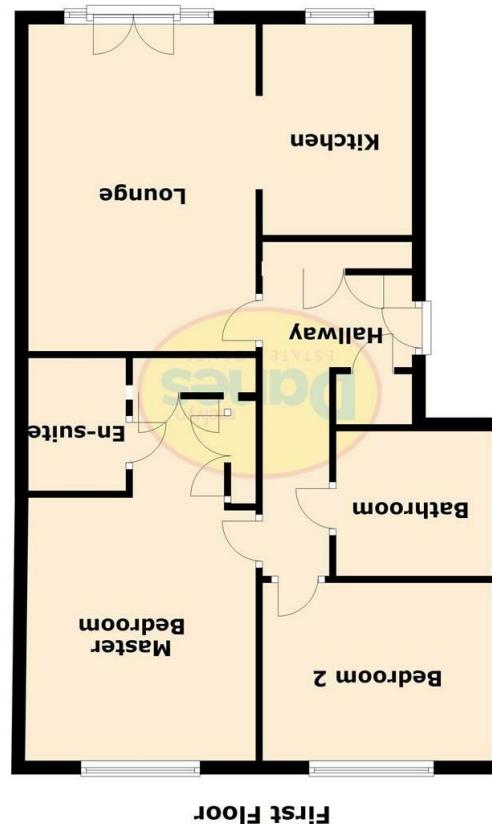
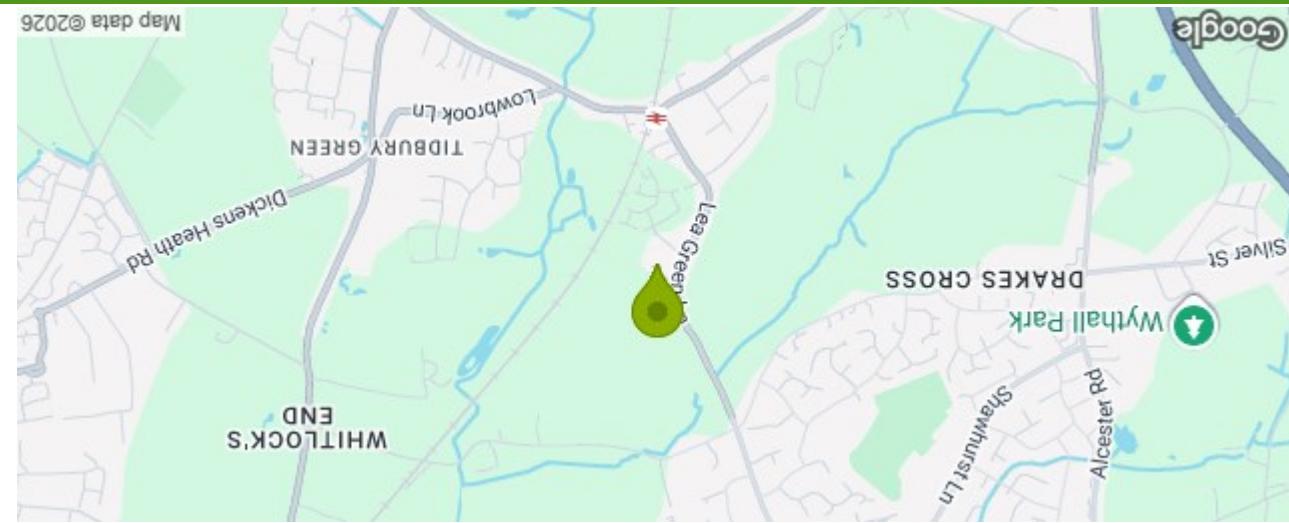
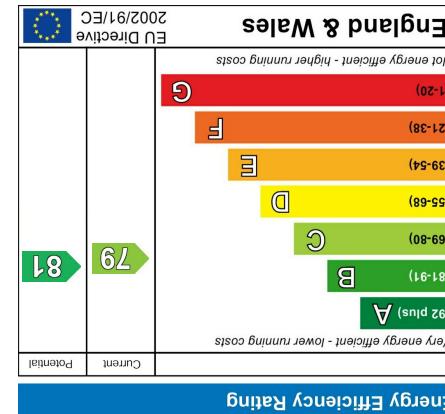
ALLOCATED & VISITOR PARKING

WELL TENDED COMMUNAL

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.



COMPANIES AND THE FEDERAL TRADE COMMISSION: Under antitrust laws, the FTC is obliged to confirm the legality of mergers of mid-size companies and the detailed information from vendors and including purchases, we may use approved extreme services which should these checks, for any reason, [REDACTED] adequate to confirm the need to request detailed identity information from new institutions, and to review this from time to time. To evaluate publicly available information on companies and individuals. However, should these checks, for any reason, [REDACTED] adequate to confirm the need to ask you to ask for independent evidence, if you do not provide satisfactory evidence of information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that we will be no delay in agreeing a sensible. Any purchaser who has a promotional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive VAT to cover these checks.

These particularities 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 terms and/or conditions. They do not constitute representations of fact or form part of any offer or acceptance. Any Prospective Purchaser should obtain verification of all legal and factual matters from their Solicitor, licensed conveyancer or Surveyor before proceeding to purchase. The agent has not sought to verify the legal title of the property and the buyer's must obtain independent legal advice. The agent has not tested any apparatus, fixtures, fittings or services mentioned and do not guarantee that they are in working order. and do not by these particularities or otherwise warranty or warrant that they are in working order.

More often with us, as the appointed selling agent, is required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs; however, from 1st January 2026, we will be introducing a charge to purchases of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.

ENURE: We are advised that the property is leasedhold with 111 years remaining. The ground rent is £500 per annum and the service charge