



# St Mary's Park, Chapel Lane

## Offers Around £199,950

- HALLWAY
- DINING AREA
- MASTER BEDROOM WITH EN SUITE & DRESSING ROOM
- BATHROOM
- SIDE & REAR GARDENS
- LOUNGE
- KITCHEN
- FURTHER DOUBLE BEDROOM
- GARAGE
- DRIVEWAY



A most pleasant location for this well presented larger style well appointed park home on this popular site at St Marys Park in Wythall with garage and driveway.

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 an attractive front gravel garden with tarmacadam front driveway, a UPVC double glazed door opens into the

### HALLWAY

Having ceiling light point and doors to two bedrooms, bathroom and double doors into the

### LOUNGE

**17'0 x 11'1 max (5.18m x 3.38m max)**



Having UPVC double glazed windows to the front and side, two ceiling light points, central heating radiator, modern fireplace and open access into the

### DINING AREA

**9'4 x 6'11 (2.84m x 2.11m)**



Having UPVC double glazed window to the side, ceiling light point, central heating radiator and doorway into the

### KITCHEN

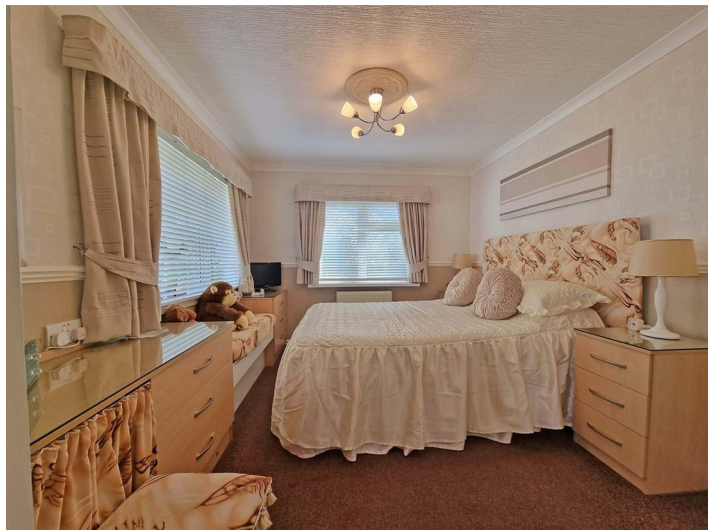
**11'0 x 8'2 (3.35m x 2.49m)**



Having a range of wall, drawer and base units with work surfaces over incorporating sink and drainer with mixer tap, four ring gas hob with extractor over and double oven beneath, space for washing machine and fridge, ceramic wall tiles, ceiling light point, central heating radiator and UPVC double glazed window to the front and door to the side



**MASTER BEDROOM**  
**11'5 x 9'6 (3.48m x 2.90m)**



Having UPVC double glazed windows to the rear and side, ceiling light point, central heating radiator and doors to

**WALK IN WARDROBE**

**EN SUITE SHOWER ROOM**

Having shower enclosure, low level WC, wash hand basin in vanity unit, ceramic wall tiles, ceiling light point, electric panel heater and UPVC double glazed window to the side

**BEDROOM 2**  
**9'9 x 8'7 (2.97m x 2.62m)**



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

**BATHROOM**



Having panelled bath with shower fitting over, low level WC, wash hand basin in vanity unit, ceramic wall tiles, ceiling light point, central heating radiator and UPVC double glazed window to the side

**GARAGE**

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

**SIDE & REAR GARDENS**

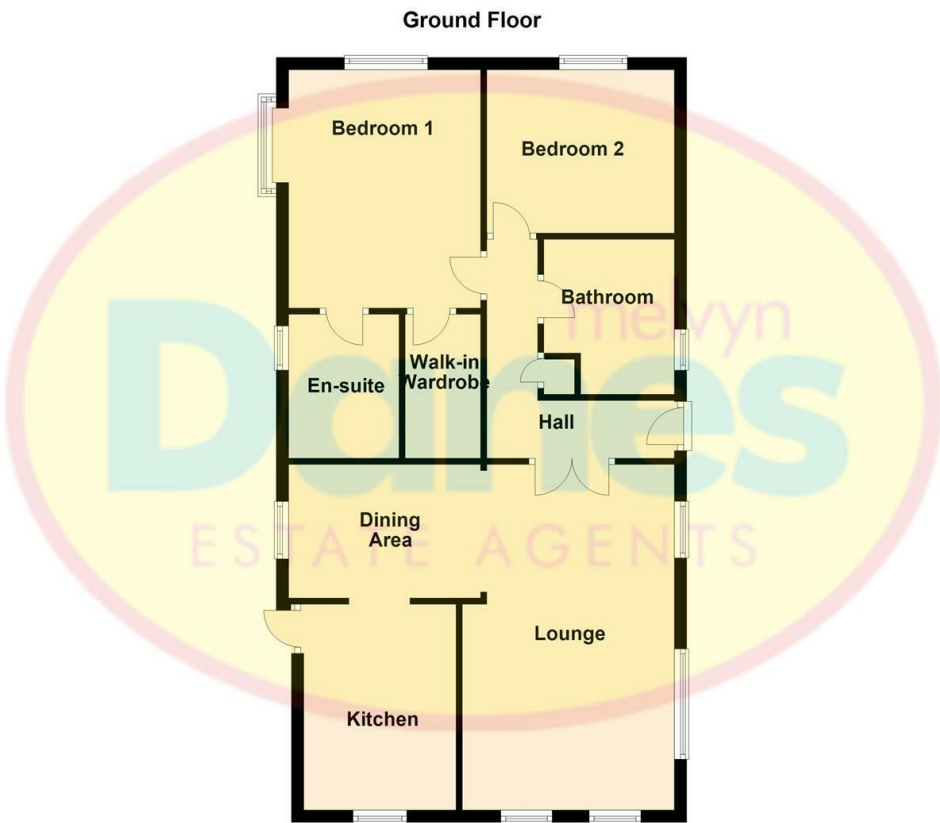


Having gated paved patio to the rear, side gardens with gravel and flower borders



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 £174.13 per calendar month.

**COUNCIL TAX - BAND A**

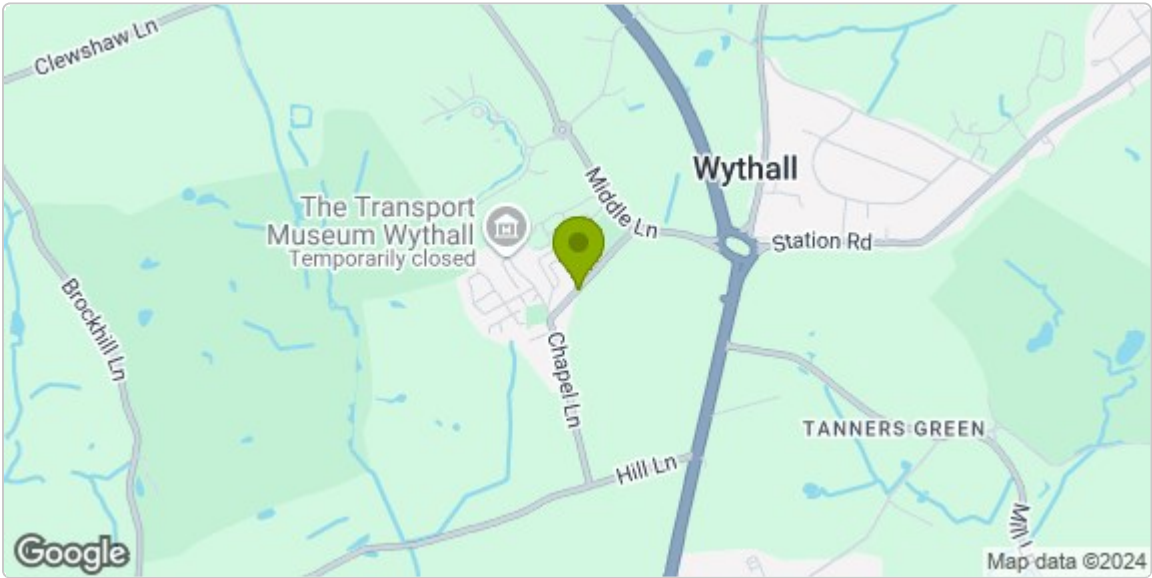
**FLOOR PLAN** Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contact.

**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:**  
33 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC