



**4 AVON DRIVE, ST MARY'S PARK, CHAPEL LANE, B47 6JA**  
**OFFERS AROUND £155,000**

- MODERN KITCHEN
- INNER HALLWAY
- MODERN BATHROOM
- DRIVEWAY
- NO UPWARD CHAIN
- LOUNGE DINER
- TWO BEDROOMS
- GARDENS TO SIDE & REAR
- OVER 55'S
- EARLY VIEWING ESSENTIAL

Situated on this most popular park home site, St Marys Park in Wythall, this well presented and recently redecorated and re carpeted throughout offers affordable accommodation for the over 55's.

There is the benefit of local shops at nearby Drakes Cross Parade 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 bypass 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 paved driveway a UPVC door opens into the

### **MODERN KITCHEN** **9'3 x 8'6 (2.82m x 2.59m)**



Having a modern range of wall, drawer and base units with butchers block effect work surfaces over with matching up stands, incorporating composite sink and drainer, there is a comprehensive range of integrated appliances to include range cooker with extractor over, washing machine, fridge, freezer and dishwasher, ceiling light point, UPVC double glazed window and door to the side and door into the

### **LOUNGE DINER** **19'3 x 14'10 max (5.87m x 4.52m max)**



Having two UPVC double glazed windows to the front and sliding patio doors to the side, two ceiling light points, two night storage heaters, fireplace with inset electric fire and door into the



### **INNER HALLWAY**

Having ceiling light point and doors to two bedrooms, refitted bathroom and airing cupboard with hot water tank



**BEDROOM 1**  
**12'2 x 9'4 (3.71m x 2.84m)**



Having UPVC double glazed window to the rear, ceiling light point, night storage heater and built in wardrobes

**BEDROOM 2**  
**9'5 x 8'11 (2.87m x 2.72m)**



Having UPVC double glazed window to the rear, ceiling light point and night storage heater

**REFITTED BATHROOM**



Having panelled bath with shower over, low level WC with concealed cistern, wash hand basin, ceramic wall tiles, recessed ceiling spot lights, heated towel rail and UPVC double glazed window to the side

**REAR & SIDE GARDENS**

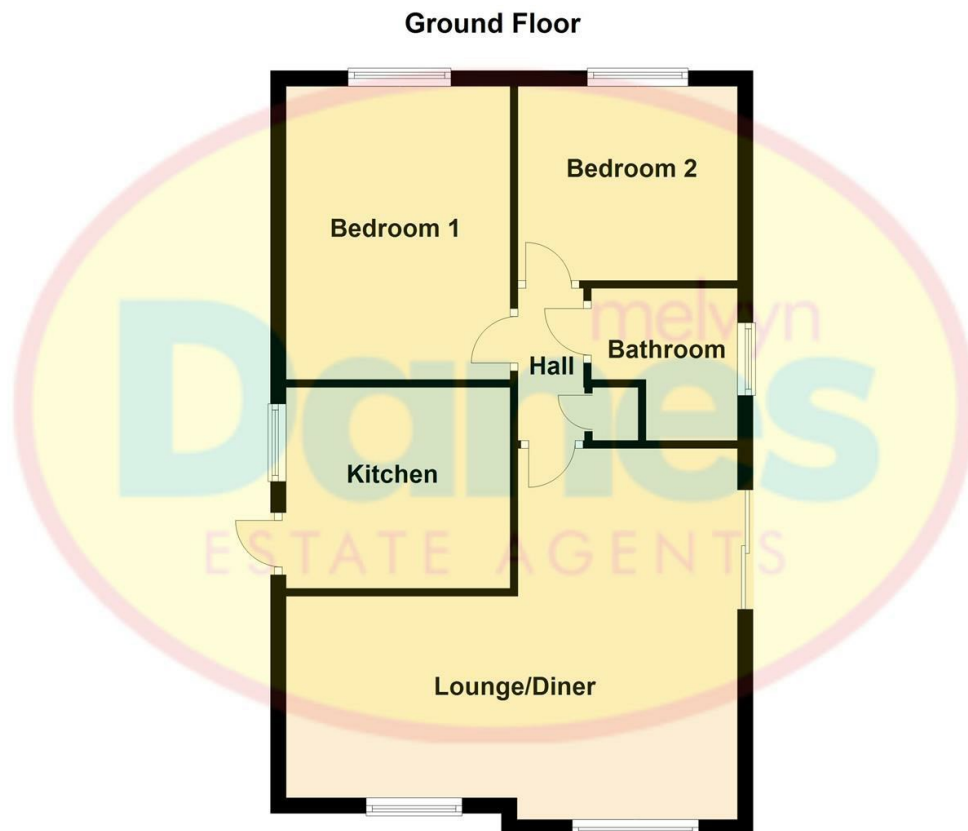


Having paved and gravel areas for ease of maintenance



## 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.



**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 the current site fees are around £146 per calendar month

**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. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

**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.

