



The Willows, Hillcrest Park

£160,000

- PORCH
- SUPERB OPEN PLAN KITCHEN LOUNGE DINER
- REFITTED SHOWER ROOM
- FULLY REFURBISHED & REFITTED THROUGHOUT
- EXCELLENT POSITION ON THE PARK
- INNER HALLWAY
- TWO BEDROOMS
- GARDENS TO SIDE & REAR
- NO UPWARD CHAIN
- 21 DAY COMPLETION

Situated on this popular park home site for the over 50's at Hillcrest Park in Wythall, this two bedroom property requires internal inspection to appreciate the standard of the refurbishment.

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 gravel and lawned front garden, a paved footpath leads to a composite ramp with balustrade giving easy access to a UPVC double glazed door opening into the

PORCH

Having coat rack and bench seat and open access into the

OPEN PLAN KITCHEN LOUNGE DINER **21'10 x 9'8 (6.65m x 2.95m)**



Having a modern refitted kitchen comprising of wall and base units with work surfaces over with matching up stands incorporating sink and drainer with mixer tap, four ring gas hob and oven beneath, space for washing machine and fridge, recessed ceiling spot lights, central heating radiator and UPVC double glazed windows to both sides.

The bright lounge has an electric log effect burner with chimney, ceiling light point, central heating radiator and UPVC double glazed windows and door





INNER HALLWAY

Having ceiling light point and doors to two bedrooms and refitted shower room

BEDROOM 1

10'3 into door recess x 9'8 (3.12m into door recess x 2.95m)



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

BEDROOM 2

8'2 x 6'6 (2.49m x 1.98m)



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

REFITTED SHOWER ROOM



Having large walk in shower enclosure with glazed side screen and waterfall effect shower, wash hand basin in vanity unit, low level WC, Aqua wall paneling, ceiling light point, heated towel rail and UPVC double glazed window to the side

SIDE & REAR GARDEN

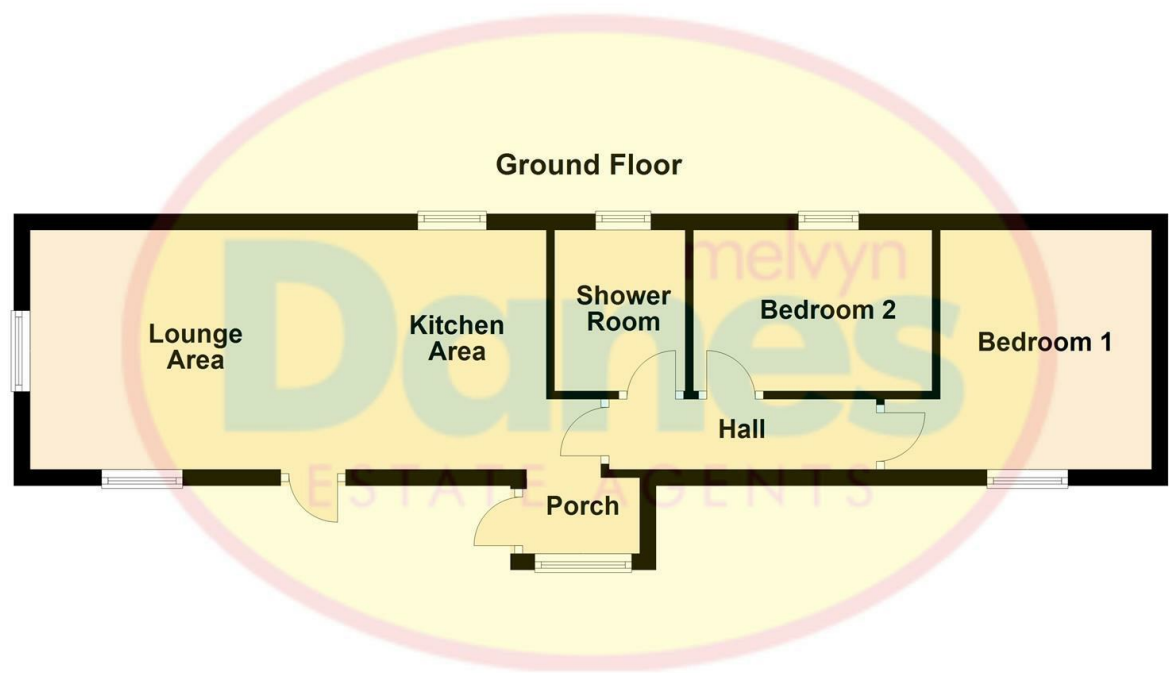
Being graveled for ease of maintenance, coniferous screening to the rear and garden sore

SIDE VIEW



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.



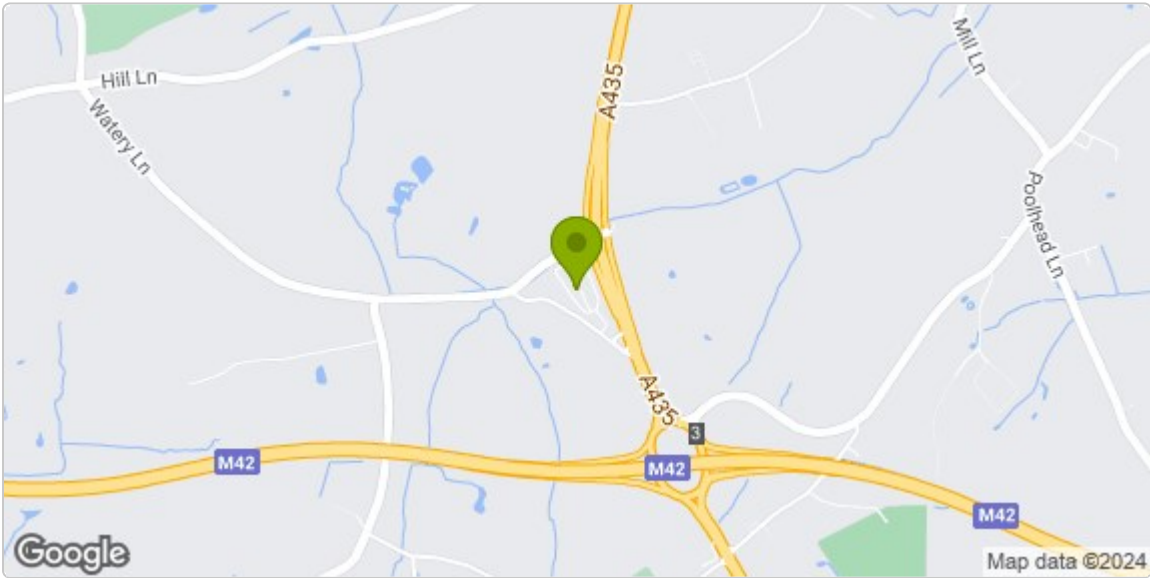
SITE FEES We are advised that site fees are currently around £192.90 per calendar month.

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 Hillcrest Park
Wythall B47 6DS

Council Tax Band: A

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