melvyn Danes ESTATE AGENTS

Hillcrest Park

Wythall

Offers Around £160,000

Description

Situated on this popular park home site for the over 50's at Hillcrest Park in Wythall, this two bedroom property offers affordable accommodation with parking and a pleasant view to the rear.

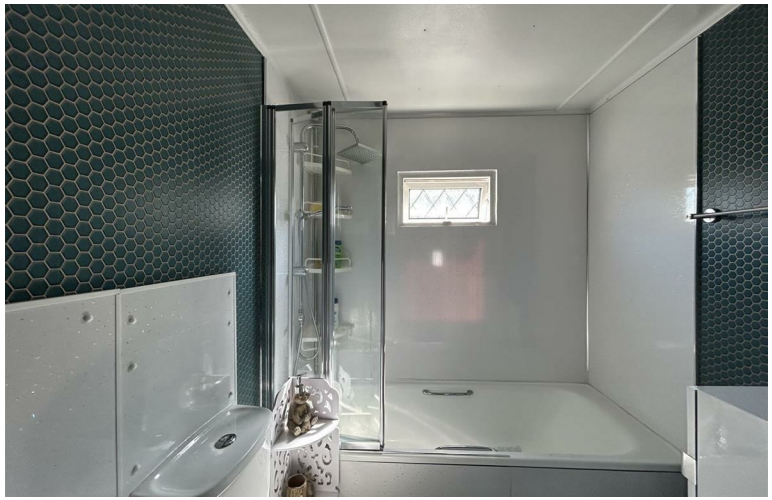
There is the benefit of local shops at nearby Drakes Cross Parade in Hollywood, Becketts farm shop is within walking distance and is in close proximity to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond.

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.

Accommodation

Set in a most pleasant position on the park this well maintained park home is accessed via a gated side garden a UPVc double glazed door opens into the modern kitchen diner and inner hallway with open access into the large lounge with UPVC double glazed bow windows to the front and door to the side, from the inner hallway are doors to the large master bedroom and refitted bathroom.
There are gardens to the sides and rear. Parking is on the communal parking area opposite.



TENURE: The proeprty is not freehold it has no title and is classed as a chattell. we are advsied the monthly site fee is £199.46.

BROADBAND: We understand that the standard broadband download speed at the property is around 29 Mbps, however please note that results will vary depending on the time a speed test is carried out. Data taken from checker.ofcom.org.uk on 10/04/2025. Actual service availability at the property or speeds received may be different.

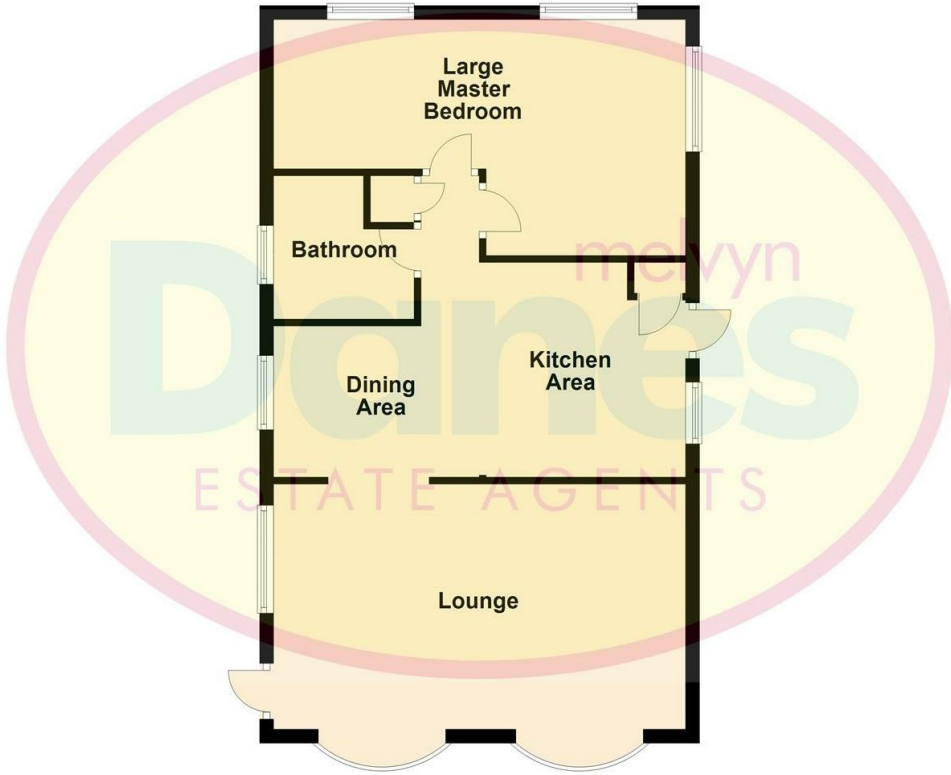
MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 10/04/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

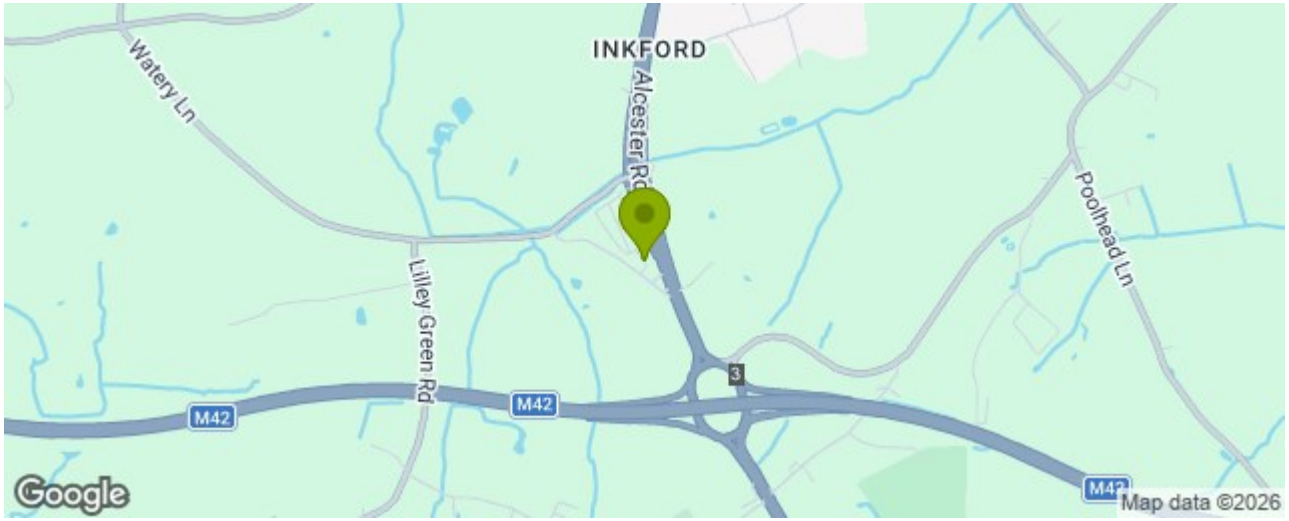
VIEWING: By appointment only with the office on the number below.

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.

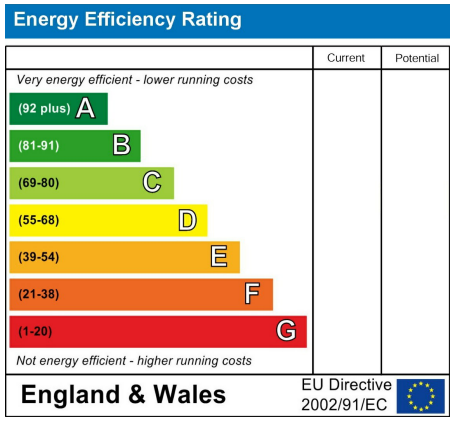
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Ground Floor





7 The Lawns Hillcrest Park Wythall Wythall B47 6DW
Council Tax Band:



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.