



# Severn Way, St Marys Park, Wythall

## Offers Around £130,000

- HALLWAY
- KITCHEN
- SHOWER ROOM
- GARAGE & STORE
- OVER 55'S
- LOUNGE DINER
- TWO BEDROOMS
- SIDE & REAR GARDENS
- DRIVEWAY
- POPULAR SITE IN WYTHALL

A well appointed park home on this popular site at St Marys Park in Wythall requiring some refurbishment throughout.

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 in the heart of the park and set back from the road via a paved footpath with artificial lawns leading to a canopy porch with a part glazed door into the

### **HALLWAY**

Having ceiling light point, night storage heater and doors to the lounge diner, two bedrooms, shower room and cupboards

### **LOUNGE DINER**

**19'3 x 17'1 max (5.87m x 5.21m max)**



Having UPVC double glazed windows to the front and side, three ceiling light points and two night storage heaters



### **KITCHEN**

**9'6 x 9'1 (2.90m x 2.77m)**

Having wall and base units with work surfaces over incorporating sink and drainer, space for electric cooker, fridge freezer and washing machine, ceramic wall tiles, ceiling light point and UPVC double glazed window and door to the rear

### **BEDROOM 1**

**12'9 x 9'3 (3.89m x 2.82m)**



Having UPVC double glazed window to the front, ceiling light point and electric panel heater

### **BEDROOM 2**

**10'0 x 9'3 (3.05m x 2.82m)**

Having UPVC double glazed window to the rear, ceiling light point and electric panel heater

### **SHOWER ROOM**

Having shower enclosure, wash hand basin, low level WC, ceramic wall tiles, ceiling light point, heated towel rail and UPVC double glazed window to the rear

### **DETACHED GARAGE**

With up and over door to the driveway

### **FRONT, SIDE & REAR GARDENS**



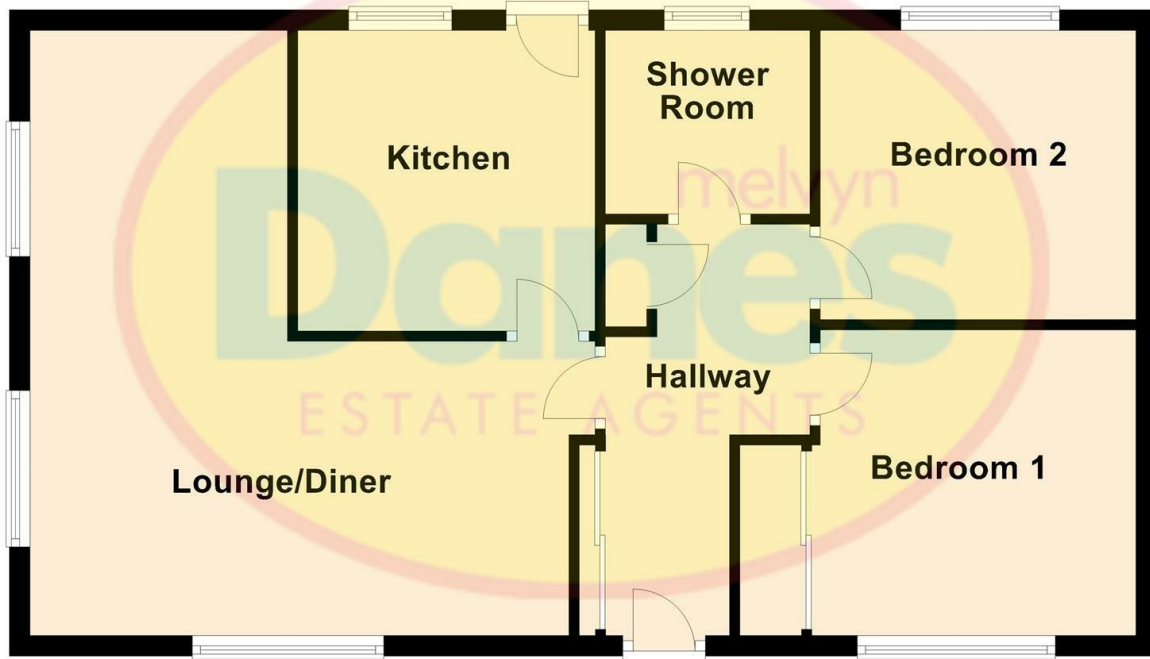


Having paved patio area with front artificial lawns

## 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.

### Ground Floor



**SITE FEES** We are advised that site fees are £162.27 per month.

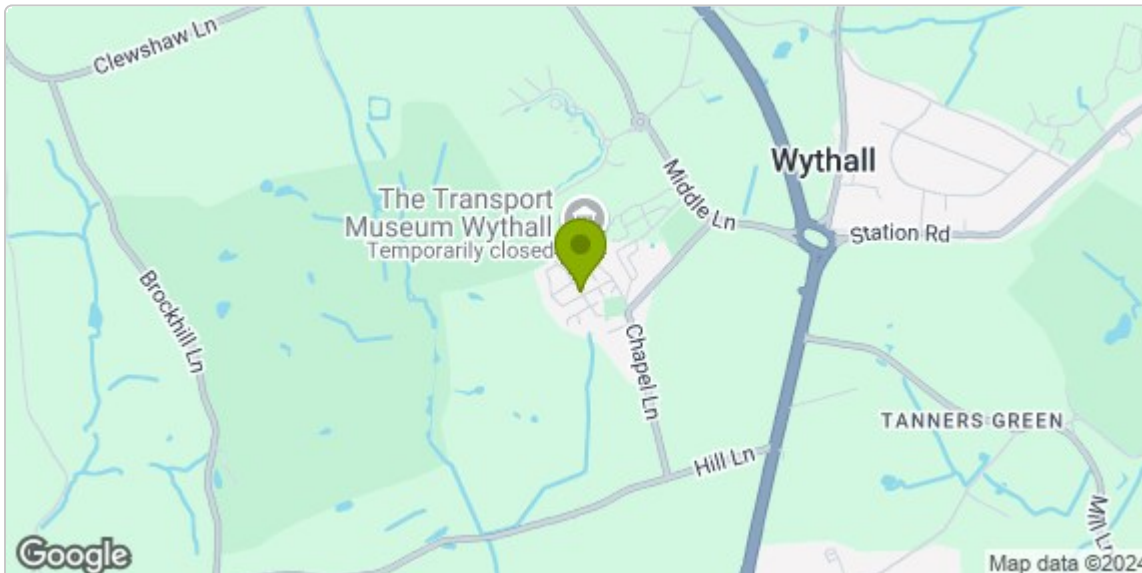
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**PLANNING PERMISSION AND BUILDING REGULATIONS** Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

**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:**  
10 Severn Way, St Marys Park  
Wythall B47 6JA

**Council Tax Band:**

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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