



12 ASH CRESCENT, HILLCREST PARK, WYTHALL, B47 6DU

OFFERS AROUND £175,000

- PORCH
- DINING ROOM
- TWO BEDROOMS
- DELIGHTFUL GARDENS WITH PLEASANT VIEWS
- WELL APPOINTED POSITION
- LOUNGE
- REFITTED KITCHEN
- REFITTED SHOWER ROOM
- PARKING

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 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.

A paved footpath and side driveway with gated access to a the gardens, a porch door opens into the

REFITTED KITCHEN **10'2 x 9'3 max (3.10m x 2.82m max)**



Having a modern range of wall, drawer and base units with work surfaces over incorporating sink and drainer, four ring gas hob with extractor over and oven beneath, space for fridge freezer and washing machine, ceiling light point, UPVC double glazed window and door into the

DINING ROOM **9'8 x 7'10 (2.95m x 2.39m)**



Having UPVC double glazed window to the side, two wall light points, central heating radiator and open access into the

LOUNGE **19'2 x 11'6 (5.84m x 3.51m)**



Having UPVC double glazed windows to the front and sides, four wall light points, two central heating radiators and fireplace

INNER HALLWAY

Having doors to two bedrooms and refitted shower room

BEDROOM 1
9'10 x 9'3 (3.00m x 2.82m)



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

BEDROOM 2
9'8 x 7'0 (2.95m x 2.13m)

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

REFITTED SHOWER ROOM



Having shower enclosure, wash hand basin in unit with low level WC and concealed cistern, ceiling light point, central heating radiator and UPVC double glazed window to the side

SIDE & REAR GARDENS



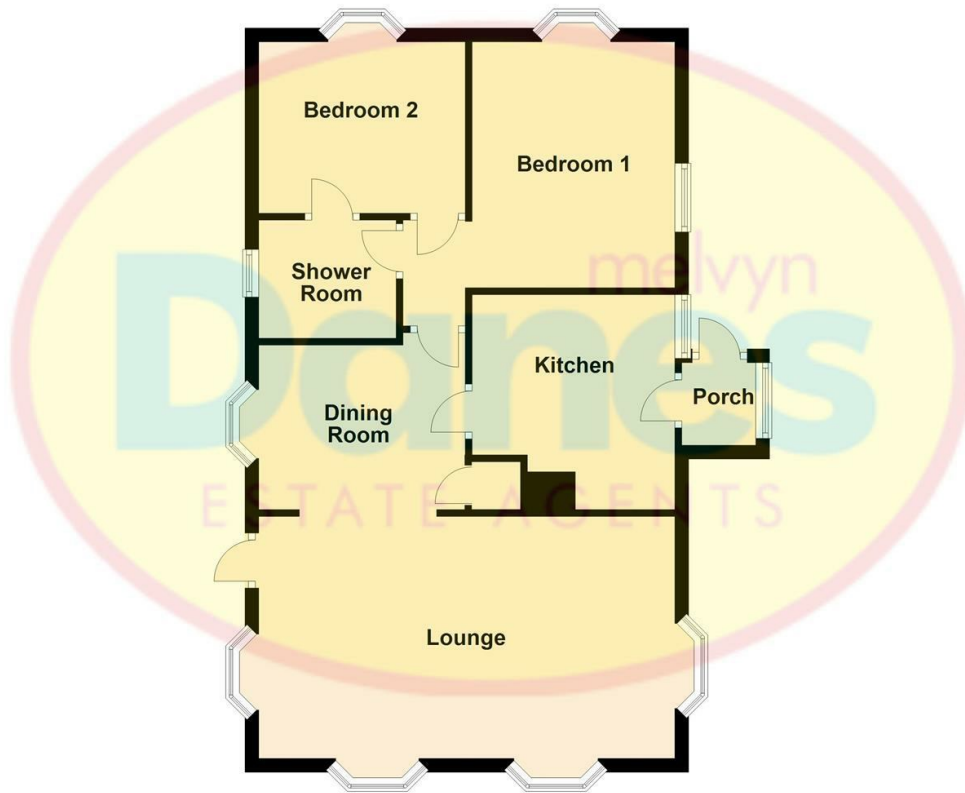
Having a pleasant tree lined outlook with paved patio areas, rear covered decking and pergola, large timber workshop and gated access to the driveway



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



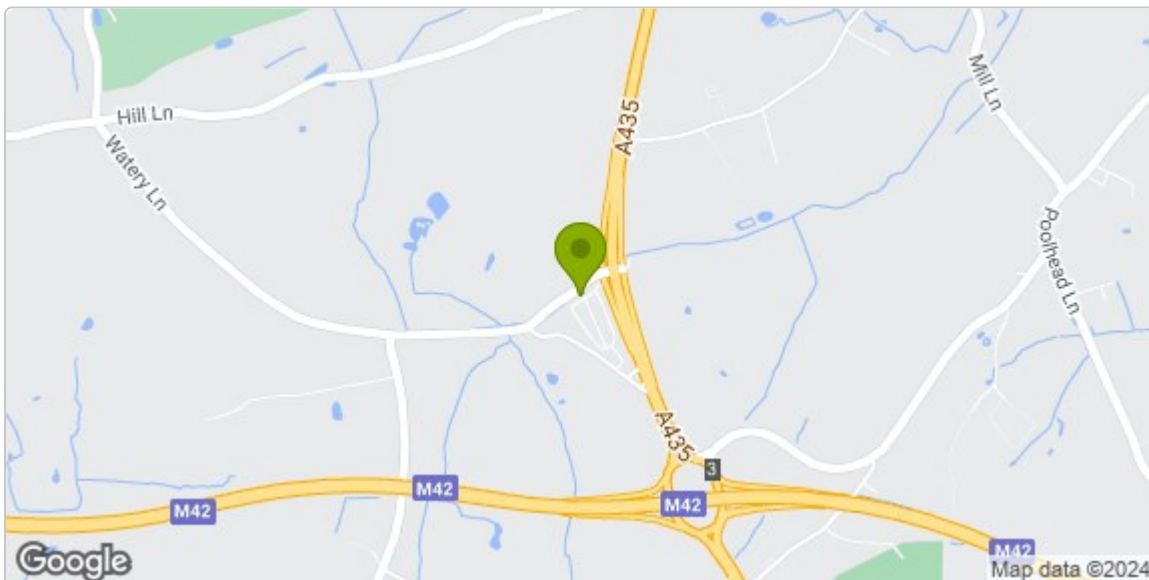
VIEWING: By appointment only with the office on the number below.

SITE FEES We are advised that site fees are currently around £154.50 per calendar month.

COUNCIL TAX BAND: A

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.



321 Alcester Road, Wythall, Birmingham, B47 5HJ

Tel: 01564 826 555 Email: wythall@melvyndanes.co.uk www.melvyndanes.co.uk