



# St Marys Park, Chapel Lane

## Offers Around £175,000

- QUIET POSITION
- WIDE PLOT
- LOUNGE
- BESPOKE REFITTED KITCHEN DINER
- MASTER BEDROOM
- REFITTED EN SUITE
- SIDE & REAR GARDENS
- LOW MAINTENANCE
- AVAILABLE FROM APRIL WITH NO CHAIN
- INTERNAL INSPECTION REQUIRED

Situated at the top of this popular site, this fully refurbished park home offers modern affordable living at St Mary's Park in Wythall and really needs to be viewed to appreciate the high standard of refurbishment by the current owners.

There is the benefit of local shops at nearby Drakes Cross Parade and Station Road, Becketts farm shop and retail outlets are within walking distance.

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 side driveway and fore garden, UPVC double glazed doors open directly into the

**LOUNGE**  
**17'0 x 9'3 (5.18m x 2.82m)**



Having UPVC double glazed windows and double doors to the front, two feature radiators and open access into the

**BESPOKE REFITTED KITCHEN DINER**  
**17'0 x 9'3 (5.18m x 2.82m)**



Having a modern range of wall, drawer and base units with work surfaces over incorporating composite sink and drainer with mixer tap, induction hob, eye level oven, integrated fridge and freezer, ceramic wall tiles, recessed ceiling spot lights, feature radiator and UPVC double glazed windows and door to the rear garden



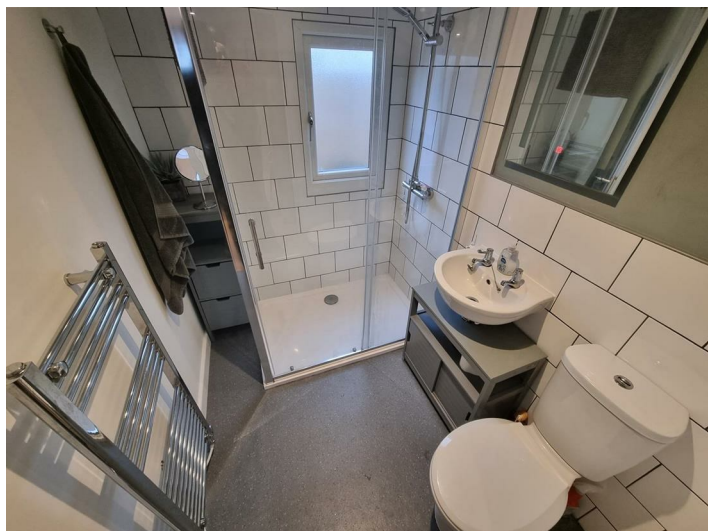


**MASTER BEDROOM**  
19'0 x 12'11 (5.79m x 3.94m)



Having UPVC double glazed window to the front, recessed ceiling spot lights, two feature radiators, walk in wardrobe and door into the

**REFITTED EN SUITE**



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

**SIDE & REAR GARDEN**



Having paved patio areas with artificial lawn, raised border, fencing to boundaries and gated side access



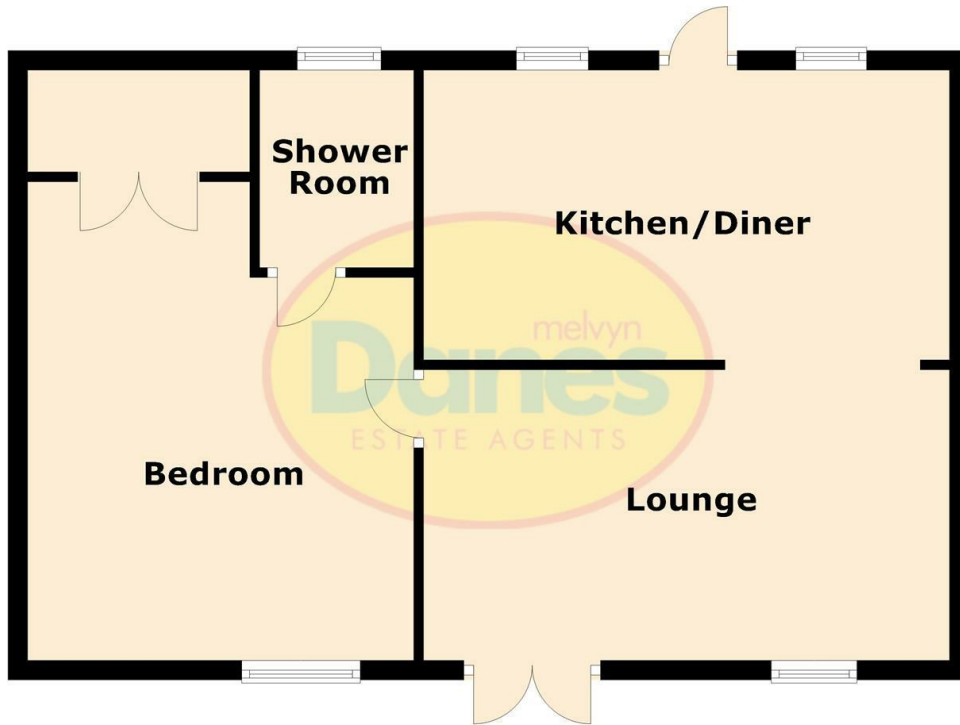
**BRICK LAUNDRY STORE & WC**

Having space and plumbing for laundry appliances, sink, high level WC and lighting

## 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



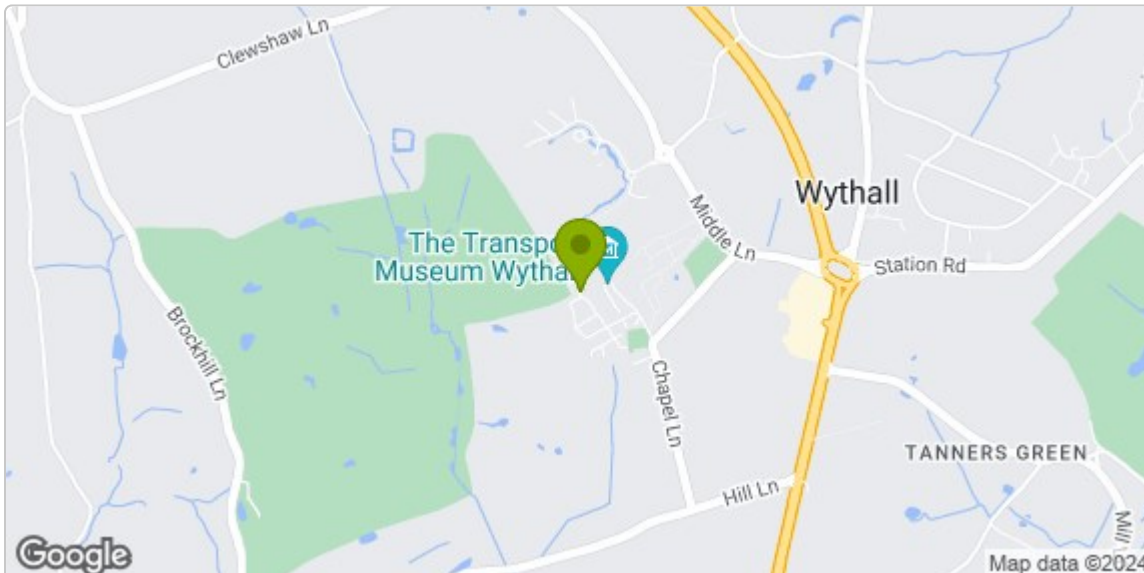
**SITE FEES** We are advised that site fee is currently £162.27 per calendar month.

**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:**  
62 St Marys Park Chapel Lane  
Wythall B47 6JA

**Council Tax Band: A**

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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