



9 THE OAKS  
HILLCREST PARK  
WYTHALL  
BIRMINGHAM  
B47 6DT

**GUIDE PRICE £160,000**

A beautifully presented two bedroom park home nicely positioned on Hillcrest Park, situated close to Becketts Farm Shops, Drakes Cross Parade and the A435 Alcester Road which in turn provides access to the M42 motorway. The property briefly comprises: porch, hall, modern fitted breakfast kitchen open to the lounge, two bedrooms and a bathroom with a separate shower enclosure. There is PVC double glazing and gas fired central heating. Outside there is driveway parking and gardens to front, sides and rear.

**PORCH 7' 0" x 3' 8" (2.13m x 1.12m)**

PVC double glazed porch, wood effect vinyl floor and a PVC double glazed door to the hall.

**HALL**

Ceiling light point, ceiling coving, a single panel radiator, a carpeted floor and doors to two bedrooms, bathroom, kitchen and an airing cupboard having shelving for storage and a single panel radiator.

**LOUNGE 12' 2" x 11' 5" (3.71m x 3.47m)**

PVC double glazed bay window to the front elevation and a PVC double glazed sliding door to the side elevation; ceiling light point, ceiling coving, a wall mounted simplex electric fire, a TV aerial connection point, a BT internet and telephone connection point and a carpeted floor.

**BREAKFAST KITCHEN 9' 2" x 11' 5" (2.79m x 3.47m)**

A dual aspect room having PVC double glazed bay windows to the side elevations; two ceiling light points, ceiling coving, a single panel radiator, a tv aerial connection point, wall mounted cupboards one housing a 'Vokera' combi gas fired central heating boiler, floor mounted cupboard and drawers, a single bowl single drainer sink unit with a mixer tap, an integrated 'Bosch' electric job with an integrated 'Candy' electric oven below and a stainless steel 'Candy' cooker canopy with light and grease filter above, an integrated 'Hotpoint' washer dryer, an inter grated fridge and freezer, work surfaces to two sides, a breakfast bar and wood effect vinyl floor and a carpeted floor.

**BEDROOM ONE 8' 11" x 9' 6" up to fitted units (2.72m x 2.90m)**

PVC double glazed bay window to the side elevation; ceiling light point, ceiling coving, double panel radiator, tv aerial connection point, a carpeted floor and fitted furniture comprising two double door wardrobes, a three drawer chest of drawers and a three drawer bedside table.

**BEDROOM TWO 7' 9" x 6' 7" up to fitted units (2.35m x 2.00m)**

PVC double glazed window to the side elevation; ceiling light point, ceiling coving, a carpeted floor and fitted furniture comprising a double door wardrobe, a three drawer chest of drawers and a single door floor mounted cupboard.



## **BATHROOM 6' 7" x 7' 2" (2.00m x 2.19m)**

PVC double glazed window to the side elevation; ceiling light point, ceiling coving, bath with panelled side and a mixer tap with shower connection, vanity sink unit with a mono bloc tap and a double door cupboard below, a close coupled W/C, a separate corner shower enclosure having a thermostatically controlled shower with twin shower heads, tiled splash backs and shower wall panelling to the walls and a wood effect vinyl floor.

## **FRONT, SIDE AND REAR GARDENS**

The gardens at the front, side and back can be accessed from both sides of the property. Front & Left hand side - Lawn, steps to the sliding patio door to the living room, a paved path to leads to the back garden area, lawn, a low level hedge and fencing to boundary, planted borders, gas meter cupboard and an outside tap. Right hand side of property - A dropped curb gives access to a block paved driveway, steps up to the porch door, fencing to side boundary, a paved patio area, an astro turf lawn and concrete built shed. Back - Fencing to rear boundary, paved patio, astro turf lawn and a planted border.

## **TENURE**

The seller advises us that the property is Leasehold. There is a monthly fee of £165. We have not seen title deeds and cannot verify the title to the property nor covenants, charges, or rights of way affecting title. Tenure details are subject to confirmation through the vendor's solicitor, and purchasers must verify tenure details through their solicitor / conveyancer.

## **COUNCIL TAX BAND: A**



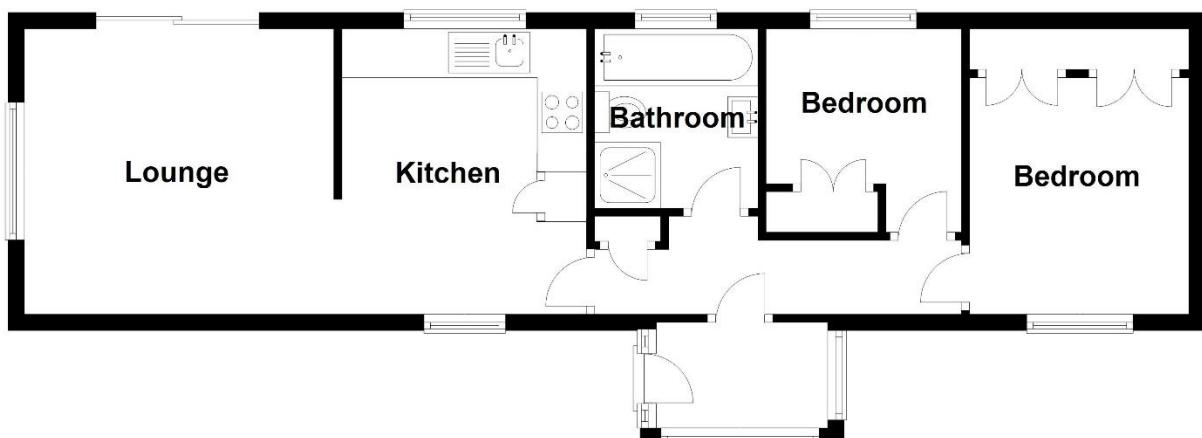




## 9 The Oaks, Wythall, B47 6DT

### Ground Floor

Approx. 52.9 sq. metres (569.8 sq. feet)



Total area: approx. 52.9 sq. metres (569.8 sq. feet)

Not to scale. For illustrative purposes only

**VIEWING:-** At this time, we are unable to take bookings for viewings over the phone; please send us an request by email to [property@glovers.uk.com](mailto:property@glovers.uk.com) so that we can send you our conditions under which viewings can take place during the Covid-19 crisis.

**PLEASE NOTE:-** 1) These 'sale' particulars are for guidance only, and Grovers Estate Agents cannot guarantee their complete accuracy, nor do the particulars constitute a contract or part of a contract. 2) A purchaser must obtain verification on any point of importance or concern. 3) Any measurements given are approximate, and purchasers should verify the measurements for themselves especially before ordering furniture or floor coverings. 4) Grovers Estate Agents have 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; purchasers are advised to obtain verification from their solicitor or surveyor. 5) References to the tenure of a property are based on information provided by the seller; we will not have seen the title documents; purchasers must therefore obtain verification on tenure from their solicitor. 6) Items shown in photographs are not included in the sale unless specifically mentioned within the sale's particulars; certain items may be available by separate negotiation. 7) Purchasers must check the availability of the property before travelling to see it, and before making an appointment to view.

**FIXTURES AND FITTINGS:-** All items of fixtures and fittings except those mentioned in the detailed sales particulars are excluded from the sale.

**ENERGY PERFORMANCE CERTIFICATE:-** The full EPC can be made available as a paper copy by contacting our office, or can be seen in full, and printed, by clicking on the 'Energy Performance Certificate' tab.

**FLOOR PLAN:-** The floor plan is not to scale. The accuracy of the plan cannot be guaranteed.

**PLANNING PERMISSIONS AND BUILDING REGULATION CONSENTS:-** Any reference in these particulars to extensions or conversions of parts of the property, does not imply that planning permissions and / or building regulation consents have been obtained for the extensions or conversions. Unless specifically mentioned in these particulars, we will not have verified that any necessary consents have been obtained. Verification of these matters must be made by purchasers through their solicitor / conveyancer.

**CONSUMER PROTECTION FROM UNFAIR TRADING LEGISLATION 2008:-** We abide by current consumer protection legislation when dealing with our clients and customers. We do not engage in any unfair practices such as: giving false or misleading information to consumers; hiding or failing to provide material information; exerting undue pressure on consumers; we act with the standard of care and skill that is in accordance with honest market practice and in good faith.

**REFERRAL FEES:-** when a vendor or a purchaser asks Grovers to obtain a quote for conveyancing services, we might approach a solicitor with whom we have an agreement for paying us a referral fee should the buyer or seller instruct them. We do not have a referral agreement with all solicitors; where one exists the referral fee will be no more than £100.00 plus VAT.

**ANTI MONEY LAUNDERING MEASURES:-** We have in place procedures and controls, which are designed to forestall and prevent money laundering. If we suspect that a supplier, customer, client, or employee is committing a money laundering offence as defined by the Proceeds of Crime Act 2002, we will, in accordance with our legal responsibilities, disclose the suspicion to the National Criminal Intelligence Service.

**THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA):-** Grovers Estate Agents is a member of this organisation which is the UK's leading professional body for estate agency personnel across all branches of property services, being dedicated to the goal of professionalism within all aspects of property, estate agency, and land. We adhere to the NAEA's Codes of Practice and complaints redress procedures.

**THE PROPERTY OMBUDSMAN:-** Grovers Estate Agents is a member of The Property Ombudsman Scheme (TPOS) and follows the TPOS Code of Practice. The Property Ombudsman (TPO) scheme has been providing consumers and property agents with an alternative dispute resolution service for several years and provides consumers with a free, impartial, and independent alternative dispute resolution service. A copy of the Code of Practice and the Consumer Guide is available from us upon request, or at [www.tpos.co.uk](http://www.tpos.co.uk)

**CLIENT MONEY PROTECTION SCHEME:-** As a member of the NAEA, we subscribe to a Client Money Protection Scheme which is a compensation scheme providing compensation to landlords, tenants, and other clients should an agent misappropriate their rent, deposit or other client funds. The scheme is arranged by Propertymark which is the organisation that combines the ARLA, NAEA, NAVA, ICBA, APIP and NFoPP Awarding Bodies into a single brand. Our client money protection certificate is available to see on the Grovers website: [grovers.uk.com](http://grovers.uk.com)

**GENERAL DATA PROTECTION REGULATIONS 2018:-** Our Privacy Notice reflects the changes introduced by the General Data Protection Regulations (GDPR), and it sets out how we will collect and use your personal information and what your individual data protection and privacy rights are under the GDPR. Please view our Privacy Notice in full in the 'contact us' section of our website: [grovers.uk.com](http://grovers.uk.com) In order to ensure our continued compliance with data protection and privacy laws, we may update the Privacy Policy from time to time.