



## The Spinney, Solihull

Offers Over £220,000



# The Spinney

Solihull | B91

## PROPERTY OVERVIEW

A fantastic opportunity to purchase this modern first floor apartment for the over 55's on a secluded development. The property is offered to the market with NO UPWARD CHAIN and benefits from gas central heating, double glazing and briefly comprises of: entrance hall, first floor landing, living room, kitchen/diner, two bedrooms, bathroom and allocated parking space.

Council Tax band: C

Tenure: Leasehold

- First Floor Apartment For The Over 55s
- NO UPWARD CHAIN
- 104 Years Remaining On Lease
- Ground Rent - £150 per year
- Service Charge - £964.32 per year
- Walking Distance Of Widney Manor Train Station
- Lounge
- Kitchen/Dining Room
- Bathroom
- Parking Space
- Early Viewing Essential





#### **PROPERTY LOCATION**

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

#### **ITEMS INCLUDED IN THE SALE**

Free standing cooker, integrated hob, fridge freezer, dishwasher, washing machine, all carpets, some curtains and fitted wardrobes in bedrooms one and two.

#### **ADDITIONAL INFORMATION**

Services: water meter, main gas, electricity and mains sewers. Ground Rent: £150.00 p.a. Service Charge: £964.35 p.a



#### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



**VIA FRONT DOOR AND UP THE STAIRS**

**HALLWAY**

**STORAGE CUPBOARD**

**LOUNGE/DINING ROOM**

14' 10" x 13' 9" (4.53m x 4.20m)

**KITCHEN**

11' 6" x 7' 1" (3.50m x 2.16m)

**BEDROOM ONE**

11' 6" x 10' 1" (3.50m x 3.08m)

**BEDROOM TWO**

10' 10" x 9' 8" (3.31m x 2.95m)

**BATHROOM**

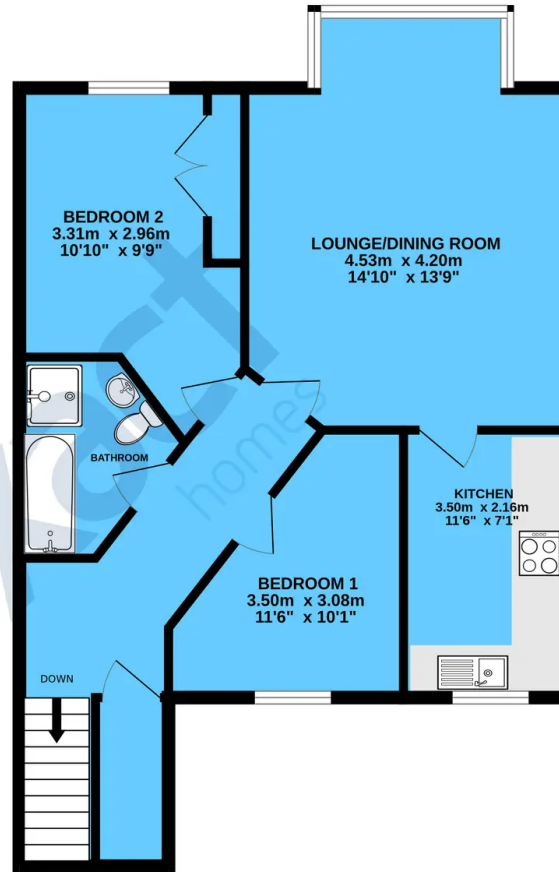
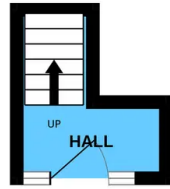
**OUTSIDE THE PROPERTY**

**ONE PARKING SPACE**



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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