



THE SPINNEY, SOLIHULL, B91 3JP
ASKING PRICE OF £295,000



»X Cottage Style Retirement Home

»X Over 55's

»X No Upward Chain

»X Living Room

»X Master Bedroom With Ensuite Bathroom

»X Dining / Bedroom Two

»X Private Rear Garden

»X Two Allocated Parking Spaces

»X Early Viewing Essential

PROPERTY OVERVIEW

Situated in a quiet cul-de-sac, an ideal opportunity to purchase this cottage style end townhouse designed for the over 55's. The Spinney is a sought after retirement development within easy walking distance of Widney Manor railway station, golf course and Bannatyne gymnasium. This retirement cottage is offered to the market with no upward chain, benefits from gas central heating, double glazing and briefly comprises canopy porch, entrance hall, downstairs shower room, living room, fitted kitchen, dining / bedroom two, master bedroom to the first floor with ensuite bathroom, private west facing garden and two allocated parking spaces.

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 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

COUNCIL TAX

Band C

TENURE

Freehold

SERVICES

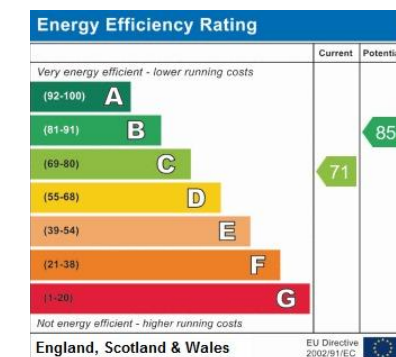
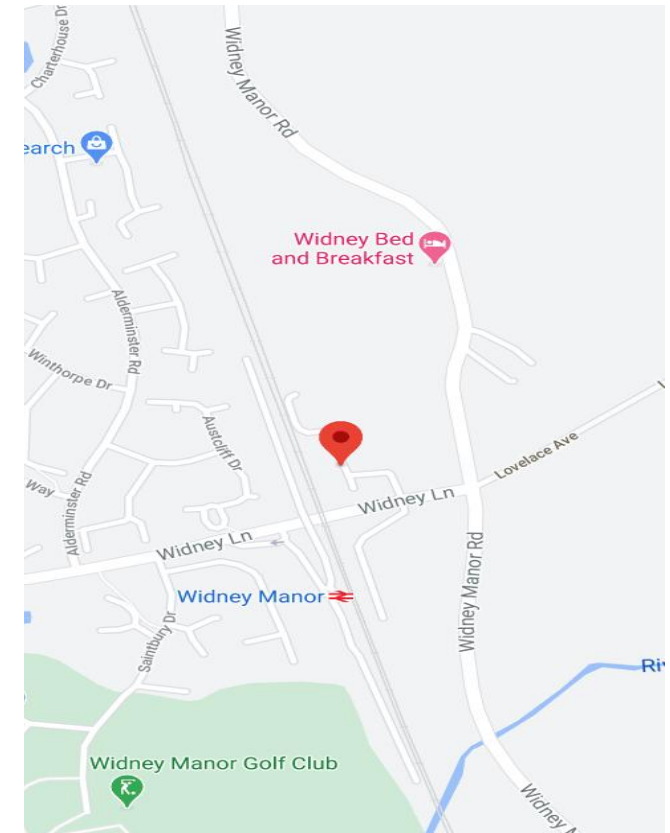
Mains gas, electricity and water

GARDEN

West Facing

ITEMS INCLUDED IN THE SALE

New World cooker, extractor, Hotpoint washing machine, all carpets, blinds and light fittings, fitted wardrobes in both bedrooms, garden shed, gazebo, bench and bird table



CANOPY PORCH

ENTRANCE HALL

6' 0" x 6' 3" (1.84m x 1.93m)

DOWNSTAIRS SHOWER ROOM

6' 0" x 4' 8" (1.84m x 1.44m)

LIVING ROOM

17' 6" x 12' 9" (max) (5.35m x 3.90m)

FITTED KITCHEN

9' 5" x 7' 8" (2.89m x 2.35m)

DINING ROOM / BEDROOM TWO

11' 0" x 8' 1" (3.36m x 2.47m)

FIRST FLOOR

BEDROOM ONE (REAR)

17' 10" x 12' 11" (5.45m x 3.96m)

WALK IN WARDROBE

8' 7" x 6' 2" (2.62m x 1.89m)

ENSUITE BATHROOM

11' 1" x 6' 11" (3.38m x 2.11m)

OUTSIDE THE PROPERTY

TWO PARKING SPACES

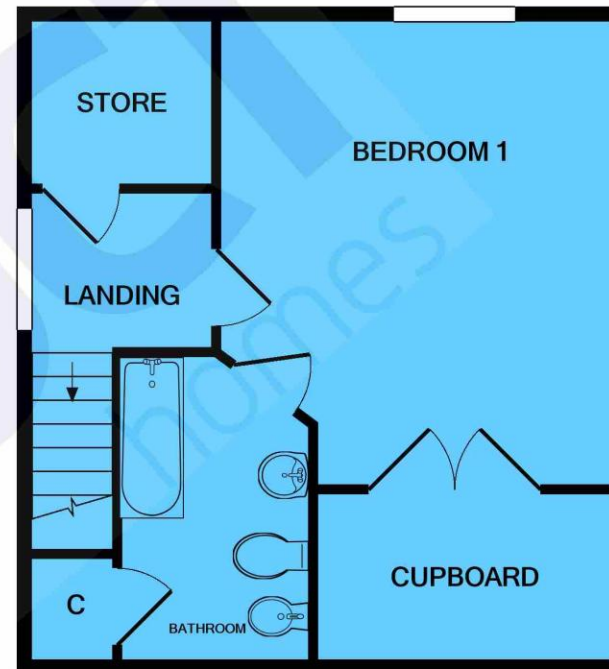
WEST FACING REAR GARDEN







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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