



THE SPINNEY, SOLIHULL, B91 3JP
ASKING PRICE OF £325,000



»X Semi Detached Cottage Style Retirement Home

»X Over 55's

»X Living Room

»X Immaculately Maintained

»X Modern Refitted Kitchen

»X Dining/Bedroom Two

»X Allocated Parking Space

»X Master Bedroom With Ensuite

»X Private Easy Maintained Rear Garden

PROPERTY OVERVIEW

Fantastic opportunity to purchase this impressive cottage style semi detached 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's Gymnasium. This retirement cottage is situated at the end of the Spinney benefiting from gas central heating, double glazing and has the added attraction of it's own garage. We recommend early viewing on this property which briefly comprises canopy porch, entrance hall, downstairs shower room, living room, modern refitted kitchen, dining/bedroom two, conservatory, master bedroom to the first floor with ensuite bathroom, private west facing easy maintained garden, garage and allocated parking.

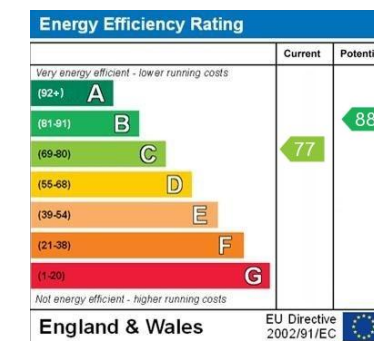
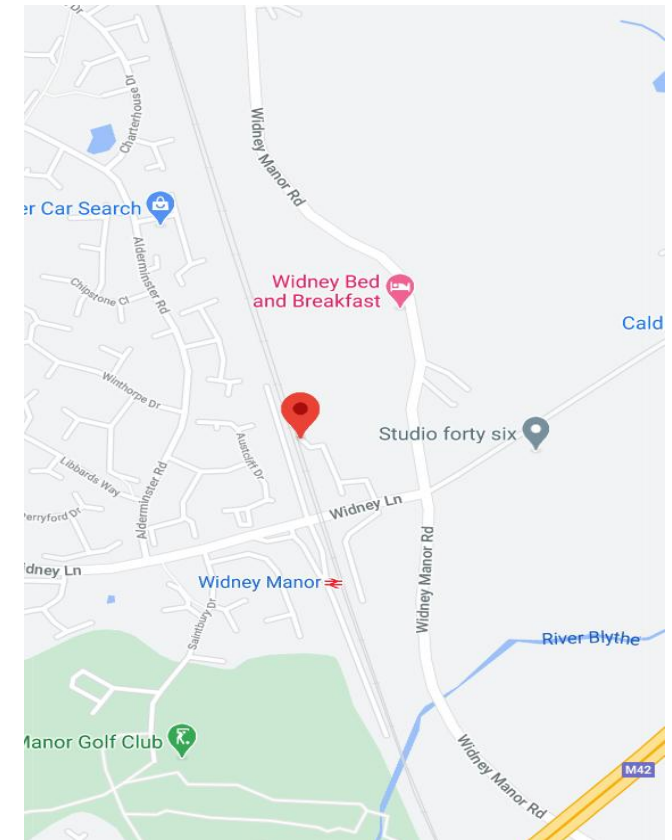
PROPERTY LOCATION

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 D
TENURE	Freehold
SERVICES	Mains gas, electricity and water on a meter
BROADBAND	Sky
LOFT SPACE	Small space - not boarded
GARDEN	West facing

ITEMS INCLUDED IN THE SALE

Cooker, extractor, fridge freezer, washing machine, Study bed in 2nd bedroom, some light fittings, carpets on landing/stairs, blinds in bathrooms, bedroom and conservatory, fitted wardrobes in bedroom one.



CANOPY PORCH

ENTRANCE HALL

12' 8" x 6' 5" (max) (3.87m x 1.96m)

GUEST SHOWER ROOM

5' 11" x 4' 8" (1.82m x 1.43m)

LIVING ROOM

17' 8" x 12' 11" (5.39m x 3.94m)

FITTED KITCHEN

9' 3" x 8' 9" (max) (2.83m x 2.67m)

DINING ROOM / BEDROOM TWO

11' 4" x 8' 1" (3.46m x 2.47m)

CONSERVATORY

11' 5" x 8' 7" (3.50m x 2.64m)

FIRST FLOOR

BEDROOM ONE (REAR)

18' 3" x 15' 11" (max) (5.57m x 4.86m)

BOX / STORE ROOM

BATHROOM

10' 9" x 6' 6" (3.30m x 2.00m)

WALK IN WARDROBE

8' 10" x 6' 1" (2.71m x 1.87m)

OUTSIDE THE PROPERTY

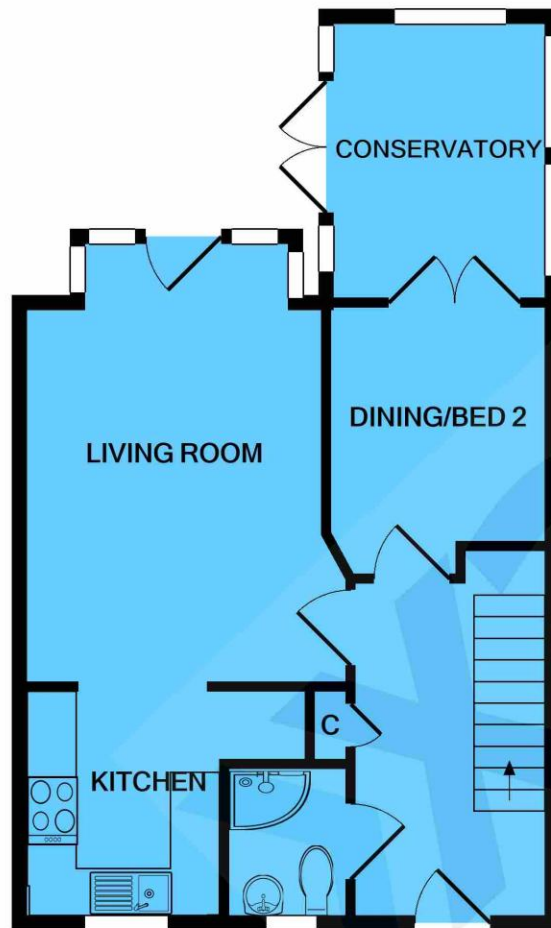
WEST FACING REAR GARDEN

SINGLE GARAGE

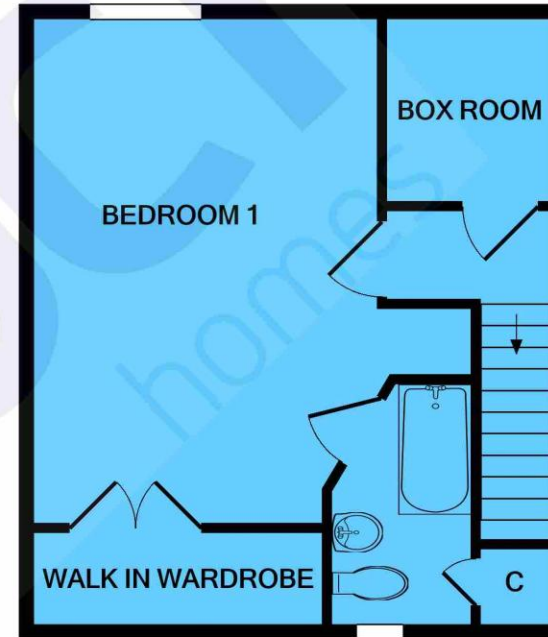
15' 8" x 8' 8" (4.80m x 2.65m)







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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