



**31 The Spinney, B91 3JP**

Sale Price Offers In Excess of £275,000



**Love  
Property Co.**



# 31 The Spinney, Widney Lane, Hillfield, Solihull, B91 3JP

Tenure - Freehold  
EPC Rating – C  
Council Tax Band – TBC

Love Property Co are pleased to offer this immaculately presented recently decorated with new carpets two-bedroom terraced property set within an Exclusive over 55's development situated on a quiet location. Property is ideal location with Widney Manor Station and local amenities just a short distance away. It is perfect for the retired looking for a well-maintained property in a desirable area.

Upon entering the property you are welcomed by a spacious entrance hallway with a guest toilet. The separate good size fitted kitchen boasts integrated appliances, providing a stylish and practical space for cooking. The good-sized lounge/living/ dining room is flooded with natural light, creating a bright and inviting atmosphere. Complete with separate conservatory offering Ample space and storage throughout the property. This property features two generously sized double bedrooms, with both principal and second bedroom benefiting from built in wardrobes. A family bathroom with shower over bath completes the accommodation.

Outside, there is a low maintenance rear garden, perfect for those who want to enjoy outdoor living without the hassle of extensive maintenance. To the front of the property, there is a driveway providing off road parking.

Overall, this property offers a homely, comfortable living in a fantastic location



## PROPERTY MEASUREMENTS

### LOUNGE/LIVING/DINING ROOM

10' 4" X 18' 8" (3.16m x 5.68m)

### KITCHEN

9' 1" X 9' 2" (2.76m x 2.78m)

### WC

5' 5" X 4' 11" (1.66m x 1.50m)

### BEDROOM ONE

12' 2" X 11' 3" (3.71m x 3.43m)

### BEDROOM TWO

7' 3" X 11' 6" (2.21m x 3.51m)

### FAMILY BATHROOM

8' 3" X 6' 0" (2.51m x 1.84m)

### TOTAL SQUARE FOOTAGE

813.0 sq. feet 75.5 sq. metres approx.

### MONEY LAUNDERING REGULATIONS

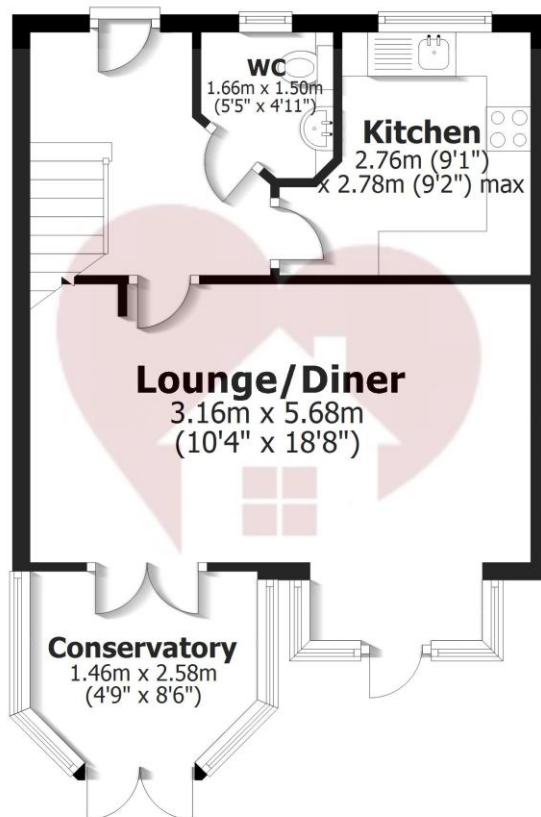
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





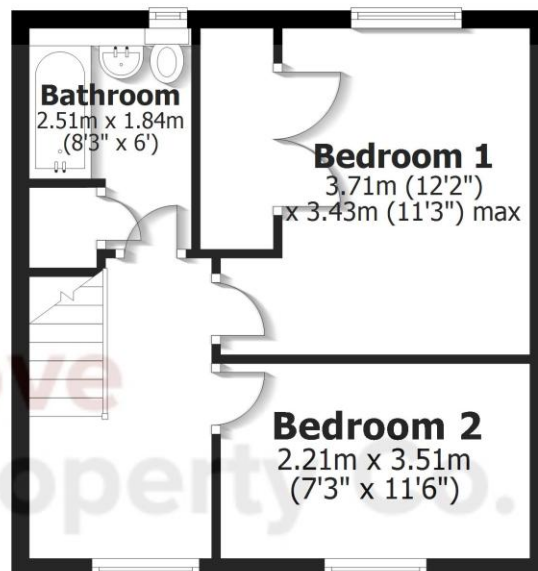
## Ground Floor

Approx. 41.3 sq. metres (444.9 sq. feet)



## First Floor

Approx. 34.2 sq. metres (368.1 sq. feet)



Total area: approx. 75.5 sq. metres (813.0 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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