



# The Spinney, Solihull

## Asking Price £300,000

- OVER 55S RETIREMENT LIVING
- OFF ROAD PARKING
- VAULTED BEDROOM CEILINGS
- QUIET CUL DE SAC
- TWO BEDROOMS
- LOW MAINTENANCE GARDEN
- CENTRAL LOCATION
- GROUND FLOOR WC

The Spinney leads indirectly off Widney Manor Road, one of the main arterial roads leading into the town centre of Solihull which benefits from a thriving business community and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

Close to the property is Widney Manor Railway Station providing local services adjacent to which is Widney Manor golf course.

The property is designed for those over 55 and is set back from the road behind a pathway and drive with side fore garden leading to the accommodation.

### **ENTRANCE HALL**

Accessed via wooden front door and allowing access to the living room, kitchen, WC and the first floor.

### **LIVING/DINING ROM**

**10'04 x 18'08 max (3.15m x 5.69m max)**



A great sized room with windows over the rear elevation and door into conservatory. With electric fire place and stone surround, ceiling lights, wall mounted radiator and under stairs storage cupboard.



### **KITCHEN**

**9 x 7 (2.74m x 2.13m)**



A fitted kitchen with a range of wall mounted and base units with roll top work surface. Integrated appliances to include dishwasher, fridge and freezer, electric oven and hob with extractor sink with mixer tap and a window to the front elevation.

### **WC/CLOAK ROOM**



A fitted cloak room with WC, wash basin and vanity unit. window to front elevation.

### **CONSERVATORY**

**7'08 x 6'07 (2.34m x 2.01m)**

A compact conservatory with views over and a door into the garden.

### **LANDING**

A large landing suitable for occasional furniture or desk space. with a window to the rear elevation and allowing access to the two bedrooms and the shower room.

**BEDROOM ONE**  
12'01 x 9'03 (3.68m x 2.82m)



A good sized double room with vaulted ceilings and built in wardrobes, with a window to the front elevation and ceiling light.

**BEDROOM TWO**  
11'07 x 7'03 (3.53m x 2.21m)



Another double room with window to rear elevation and central ceiling light.

**SHOWER ROOM**  
8'11 x 6'07 (2.72m x 2.01m)



Fitted shower room with walk in shower cubicle, toilet and wash basin, with vaulted ceilings and skylight. Door into airing cupboard housing gas fired boiler.

**OUTSIDE**



At the front we have off road parking and a fore garden. To the rear there is a low maintenance garden with side gate access with mature shrubs, a shed and patio area.

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



### LOCATION

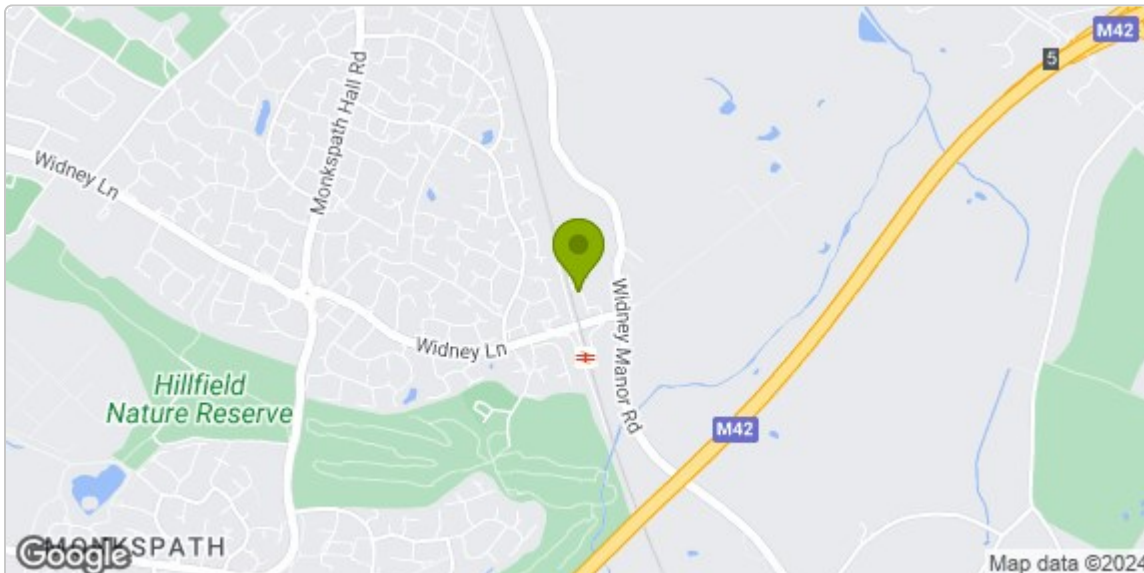
Leaving the town centre of Solihull via Church Hill Road take the first turning at the traffic island, a continuation of Church Hill Road. Continue along into Widney Manor Road and take the second turning on the right into Widney Lane and then first right into The Spinney. Continue along the road bearing left as you reach the apartments and as you turn the corner the property will be found on the right hand side.

**TENURE** We are advised that the property is freehold with a service fee of around £90 per quarter.

### VIEWING

By appointment only please with the Solihull office on 0121 711 1712

**THE CONSUMER PROTECTION REGULATIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



**Full Postal Address:**  
35 The Spinney Solihull  
Solihull B91 3JP

**Council Tax Band:** A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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