



# The Spinney, Solihull

Guide Price £215,000







#### 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.

#### 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.

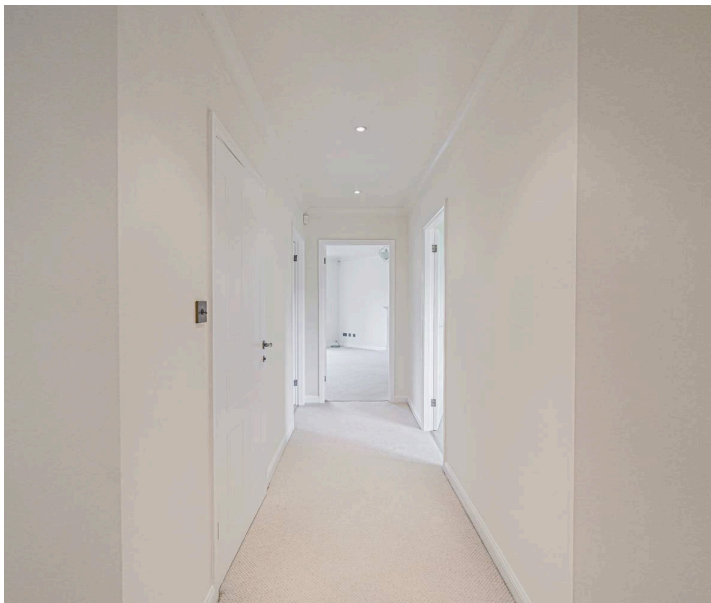
Council Tax band: C

Tenure: Leasehold





- First Floor Apartment For The Over 55s
- NO UPWARD CHAIN
- Walking Distance Of Widney Manor Train Station
- Lounge
- Kitchen/Dining Room
- Parking Space
- Early Viewing Essential







**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**





#### **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

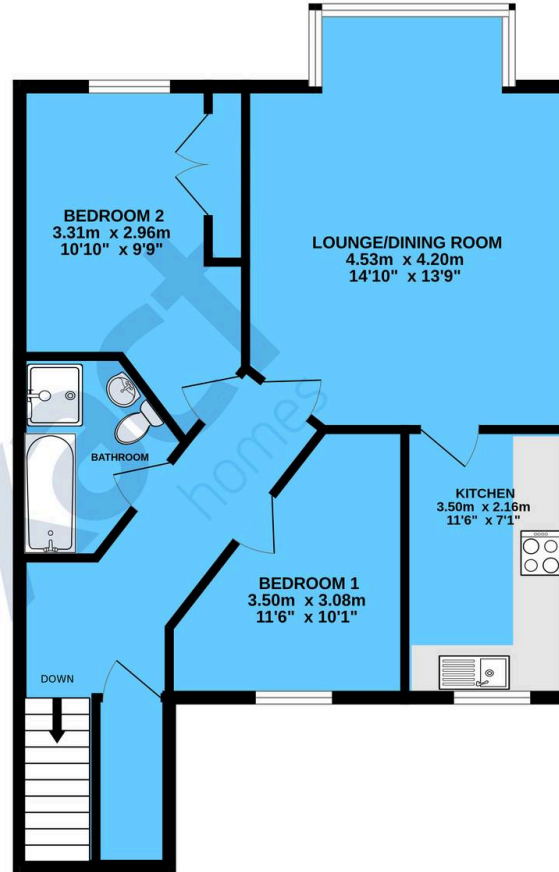
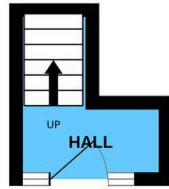
#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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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# Xact Homes

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