



The Spinney, Solihull

Offers Over £300,000





PROPERTY OVERVIEW

Presenting a rare opportunity to acquire this charming two-bedroom end terrace house set within an exclusive over 55s development, conveniently located within walking distance to Solihull Town Centre. This property is a testament to luxury living tailored to meet the unique needs of the over 55s community. Upon entering the property, you are greeted by a modern fully fitted kitchen, offering a stylish and functional space for culinary endeavours. The ground floor further accommodates a spacious lounge/diner, complemented by an adjoining conservatory which floods the space with natural light, creating a welcoming ambience. Additionally, a convenient guest WC completes the ground floor layout, ensuring practicality and comfort for residents and guests alike. Ascending to the first floor, the property unveils two generously proportioned double bedrooms, each adorned with vaulted ceilings that infuse the rooms with character and charm. The bedrooms offer tranquil retreats, ideal for relaxation and rejuvenation. A well-appointed shower room services the bedrooms, providing a luxurious space to unwind after a long day.



To the rear of the property, a well-proportioned west-facing garden awaits, providing a serene outdoor setting for al-fresco dining, entertaining, or simply basking in the tranquil surroundings. The low-maintenance nature of the garden ensures enjoyment without the hassle of extensive upkeep, making it an ideal space for relaxation and enjoyment. This residence is offered to the market with the benefit of no upward chain, facilitating a smooth and efficient transaction process for prospective buyers. Residents of this exclusive over 55s development will enjoy easy access to Solihull Town Centre and all the amenities it has to offer, from shopping and dining to recreational and cultural activities, ensuring a convenient and vibrant lifestyle. In conclusion, this meticulously designed property offers a unique blend of comfort, elegance, and convenience, catering to the distinctive preferences of the over 55s demographic. Don't miss this opportunity to secure a sophisticated living space in a sought-after location. Book your viewing today and step into a lifestyle of unparalleled luxury and ease.



- Offered To The Market With The Benefit Of No Upward Chain
- Two Bedroom End Terrace House Set Within An Over 55s Development
- Downstairs The Property Boasts A Modern Fully Fitted Kitchen, Large Lounge/Diner With Adjoining Conservatory & A Guest WC
- Upstairs There Are Two Double Bedrooms Both With Vaulted Ceilings & A Well Appointed Shower Room
- To The Rear Of The Property Is A Well Proportioned, Low Maintenance, West Facing Garden
- Set Within An Exclusive Over 55s Development
- Located Walking Distance To Solihull Town Centre & All Of Solihull's Amenities



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: D

Tenure: Freehold

HALL

WC

KITCHEN

8' 11" x 8' 9" (2.72m x 2.67m)

LOUNGE/DINER

18' 3" x 12' 11" (5.56m x 3.94m)

CONSERVATORY

7' 3" x 6' 1" (2.21m x 1.85m)

FIRST FLOOR

BEDROOM ONE

11' 5" x 8' 10" (3.48m x 2.69m)

BEDROOM TWO

11' 2" x 6' 10" (3.40m x 2.08m)

SHOWER ROOM

8' 1" x 6' 6" (2.46m x 1.98m)

**TOTAL SQUARE FOOTAGE**

70.2 sq.m (756 sq.ft) approx.

OUTSIDE THE PROPERTY**LOW MAINTENANCE GARDEN****DRIVEWAY PARKING****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, washing machine, garden shed, all carpets, blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

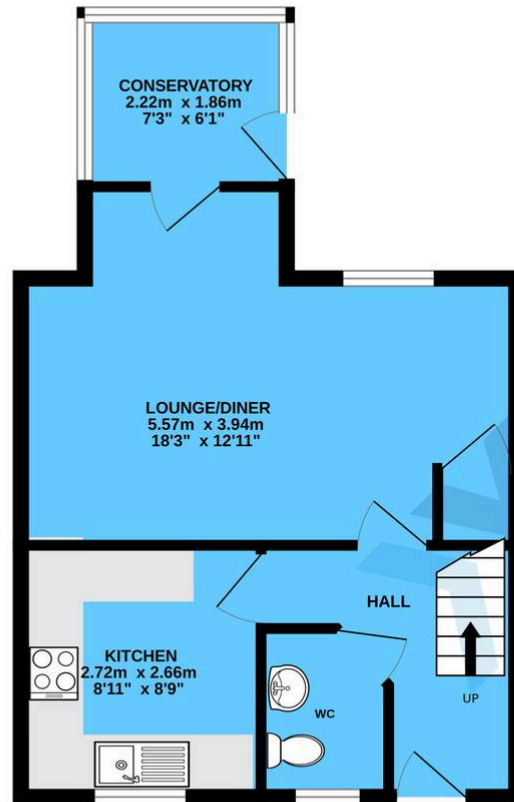
Services - water on a meter, mains gas, electricity and sewers.

INFORMATION FOR POTENTIAL BUYERS

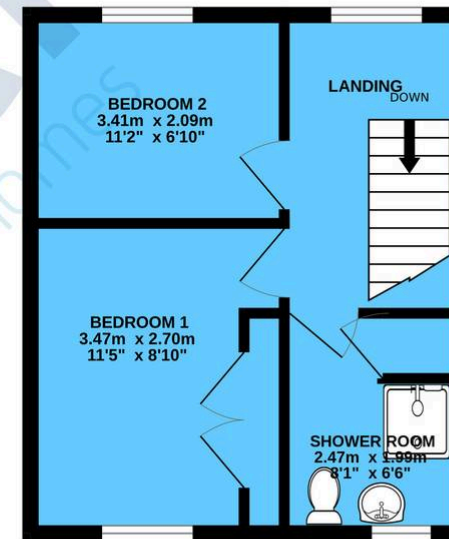
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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



TOTAL FLOOR AREA : 70.2 sq.m. (756 sq.ft.) approx.

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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