
melvyn
Danes
ESTATE AGENTS
The Spinney
Solihull
Asking Price £290,000

Description

The Spinney leads indirectly off Widney Manor Road, one of the main arterial road 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 with side foregarden and private drive way leading to the accommodation which is accessed via a upvc door.

Upon entering your are welcomed by a generous hallways that allows access into all ground floor rooms. The accommodation is well kept and offers cleared possession whilst comprising of ground floor WC/Cloakroom, a stylish fitted kitchen with a range of integrated appliances and plumbing for washing machine. The living/dining room is a great size and benefits from under stairs storage and feature fire place. French doors off the living space allow access into the low maintenance walled garden.

To the first floor we have two double bedrooms both with fitted storage and the principle bedroom being particularly generous. The shower room is well fitted with walking shower, sink with vanity storage, toilet and heated towel rail. The landing space is large and could accommodate a study space or ready space and benefits from its own large window.

To the rear is the walled private garden currently set up with a low maintenance theme with paving and gravel, side borders and a garden shed. The front of the property is complemented by small fore garden laid to lawn and a parking space with side access leading to the rear garden gate.













Accommodation

Entrance Hall

Ground Floor WC/Cloak Room

Fitted Kitchen
8'11" x 7'8" (2.74 x 2.34)

Living/Dining Room
13'0" max x 18'4" (3.98 max x 5.60)

Landing Space

Bedroom One
11'10" x 12'0" (3.61 x 3.68)

Bedroom Two
7'8" x 12'0" (2.36 x 3.68)

Shower Room

Private Rear Gardens

Off Road Parking











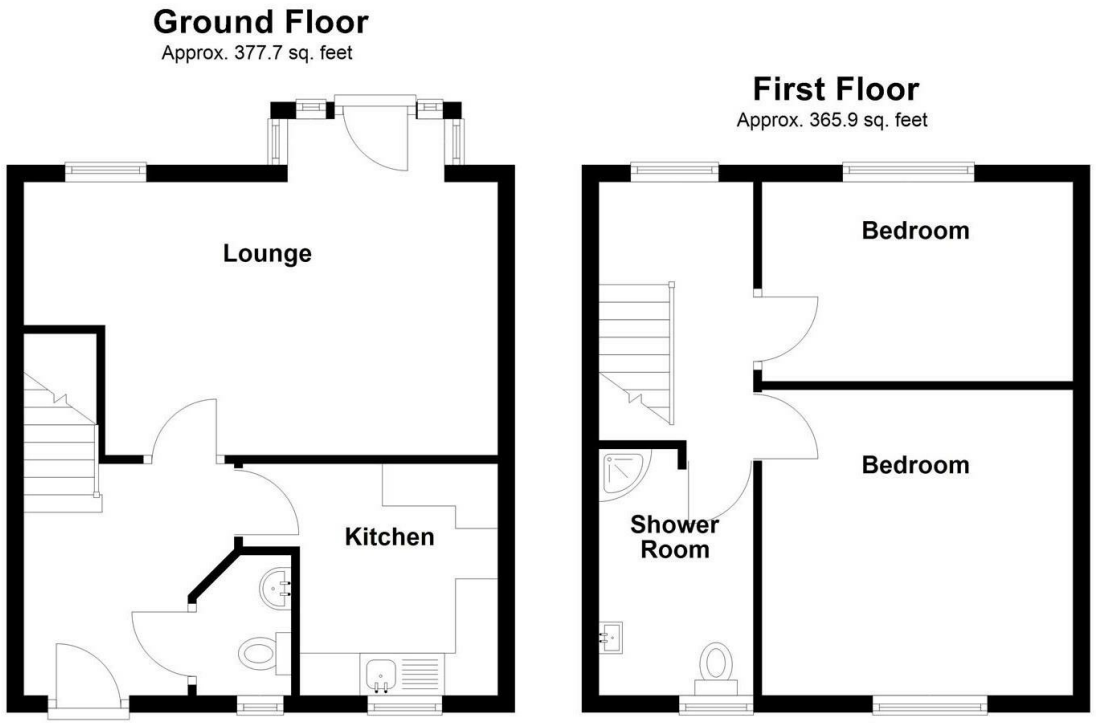
TENURE: We are advised that the property is Freehold.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

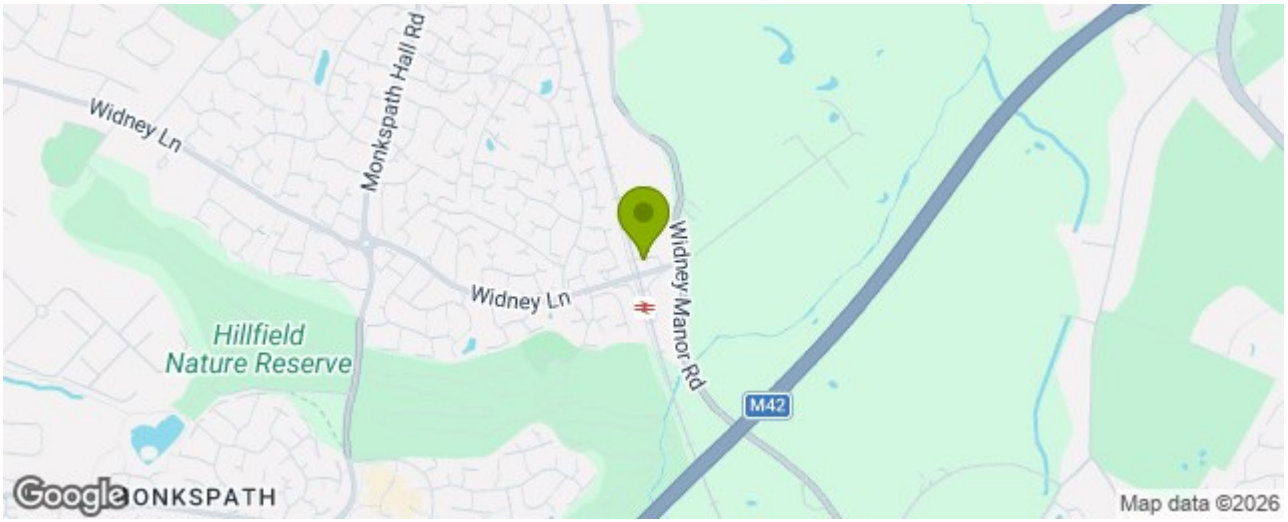
BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 12/03/2026 we understand that the standard broadband download speed at the property is around 1000 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 5000 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

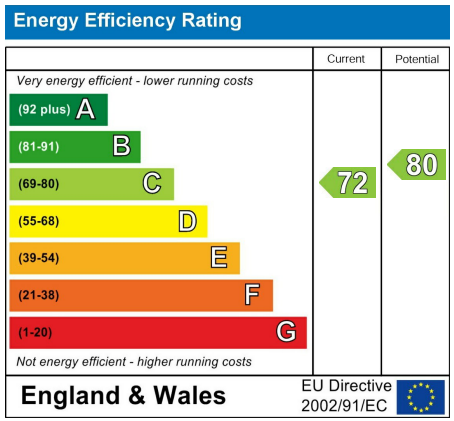
REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



Total area: approx. 743.6 sq. feet



19 The Spinney Solihull Solihull B91 3JP
Council Tax Band: D



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.