



## The Spinney 101 Redditch Road

Kings Norton, Birmingham, B38 8RH

Offers Over £105,000



**\*\*FIRST FLOOR RETIREMENT APARTMENT!!\*\***Rice Chamberlains are pleased to present to the market a fantastic opportunity to acquire this well presented two bedroom retirement apartment, ideally positioned in the heart of Kings Norton! Offered to the market with no upward chain, this appealing retirement apartment presents an excellent opportunity for those over 60 seeking comfortable independent living in a highly convenient location. Situated not far from the historic Kings Norton Green residents at the Spinney are able to enjoy a wonderful selection of local amenities including coffee shops, restaurants, a post office and excellent transport links. The property briefly comprises an entrance hallway with storage cupboards, leading through to an attractive open-plan living room and kitchen space. The kitchen benefits from integrated appliances. There are two bedrooms one with built in wardrobe space and a good sized shower room fully tiled. The Spinney also benefits from a welcoming residents meeting room, beautiful communal gardens, and residents parking. Energy Efficiency Rating C. To arrange your viewing to view this lovely apartment please contact our Kings Norton Office. Viewing is highly recommended to fully appreciate all this property has to offer!



### Approach

The property is approached via a wooden front entry door opening into:

### Hallway

With ceiling light point, wall mounted electric heater, door opening into storage cupboard, further double doors opening into useful storage and doors opening into:

### Open Plan Living and Kitchen

20'7" max x 10'8" max (6.281 max x 3.275 max)

Living area with night storage heater, ceiling light point, triple glazed window to the rear aspect and walkway into kitchen. With a selection of wall and base units with work surfaces incorporating stainless steel sink and drainer with mixer tap over, integrated fridge and freezer, built-in cooker and hob with stainless steel extractor over, space for washing machine, tiling to splash backs and ceiling light point.

### Bedroom One

12'10" into wardrobe x 9'4" max (3.917 into wardrobe x 2.867 max)

With triple glazed window to the rear aspect, ceiling light point and in-built double wardrobe with overhead storage.

### Bedroom Two

11'2" x 6'5" (3.405 x 1.962)

With triple glazed window to the rear aspect and ceiling light point.

### Shower Room

7'4" x 6'2" max (2.240 x 1.883 max)

With ceiling light point, tiling to walls, shower cubicle with mains powered shower over, wash hand basin in vanity unit with mixer tap and storage below, push button low flush WC and wall mounted heated chrome towel rail.

### Communal Areas

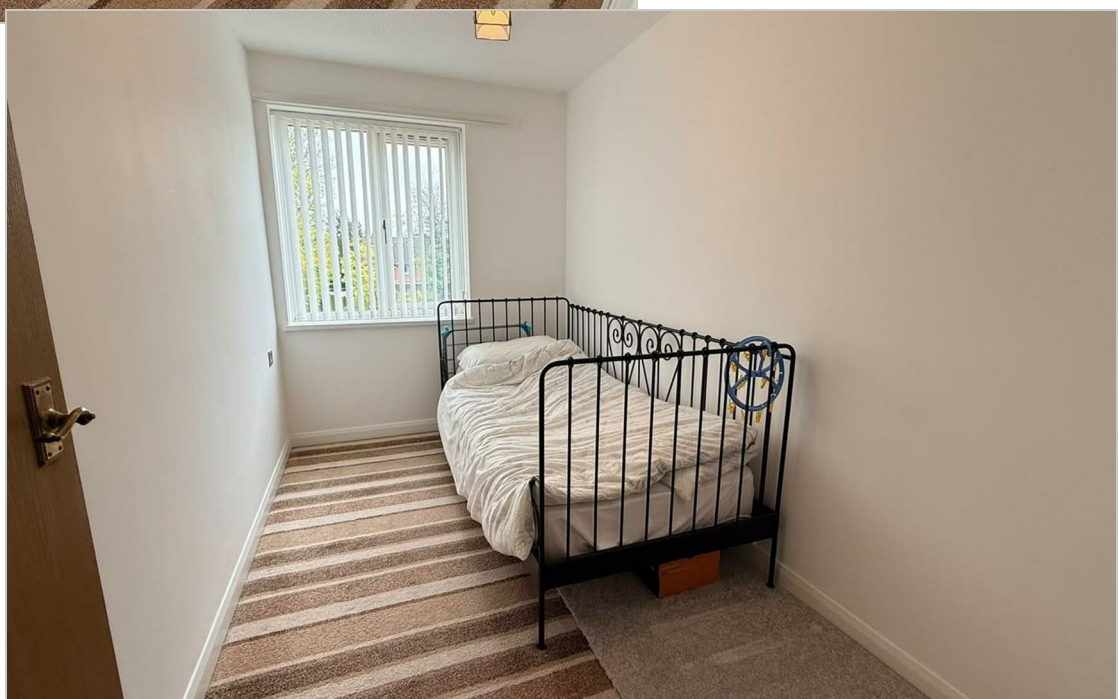
Benefitting from residents meeting areas, beautiful and well maintained communal gardens, residents parking and communal drying areas.

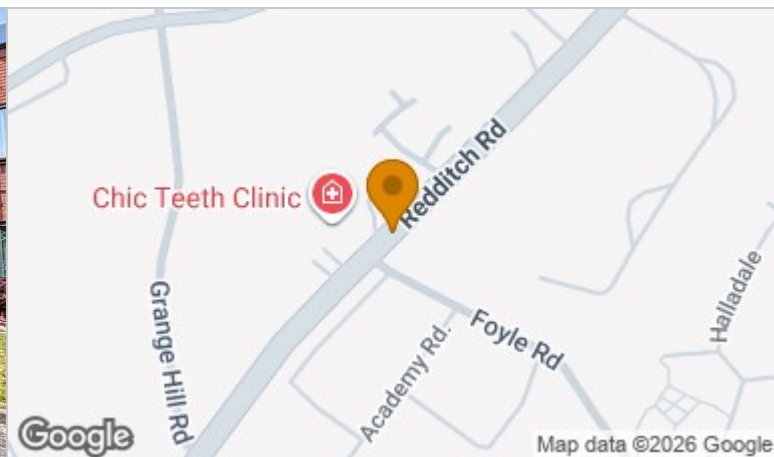
### Tenure

We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 95 years, however we have been advised that a renewed lease of 99 years will be granted upon completion. The ground rent is approximately £0 per annum and the service charges are approximately £303 per calendar month (subject to confirmation from your legal representative).

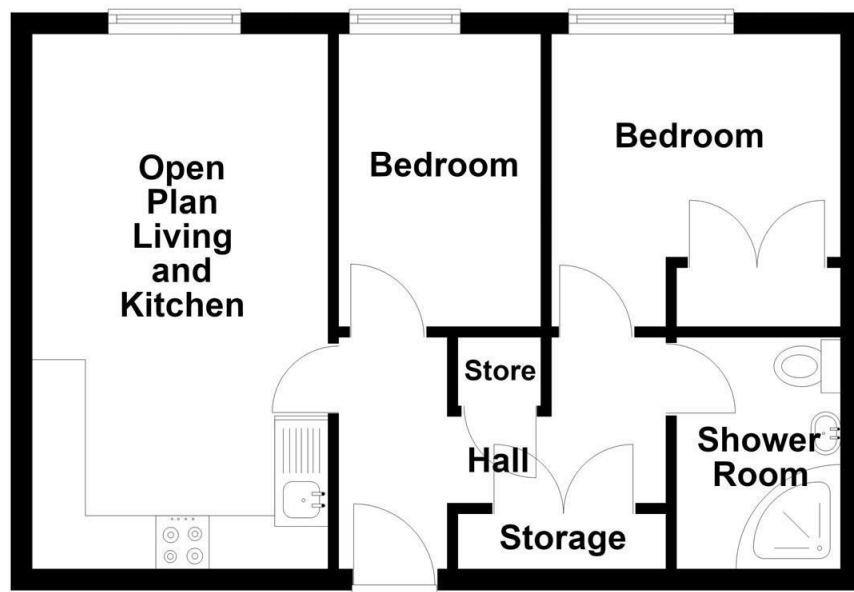
### Council Tax

According to the Direct Gov website the Council Tax Band for The Spinney, 101 Redditch Road Kings Norton, Birmingham, West Midlands, B38 8RH is band B and the annual Council Tax amount is approximately, £1,830.25. subject to confirmation from your legal representative.





## Floor Plan



NOT to Scale  
for Illustrative Purposes Only.  
Rice Chamberlains.  
Plan produced using PlanUp.

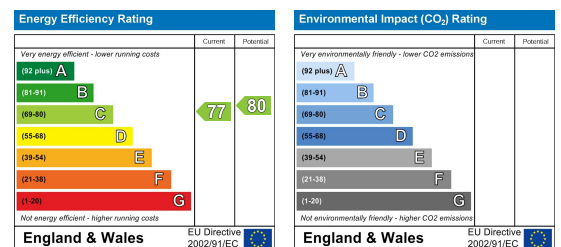
## Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

## Anti-Money Laundering (AML) Checks

In accordance with our legal obligations under Anti-Money Laundering regulations, all purchasers will be required to complete identity verification and relevant compliance checks once an offer has been accepted. A fee of £35 per person is payable to Rice Chamberlains LLP to cover the cost of administering these checks. This fee is non-refundable and payable before the sale can progress.

## Energy Efficiency Graph



## SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

### 1. Additional Services / Referral Fees

- 1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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