



# Touchwood Hall Close, Solihull

Guide Price £190,000





## PROPERTY OVERVIEW

### **\*\* LEASE HAS BEEN EXTENDED \*\***

This well-presented two bedroom ground floor apartment is ideally situated in the heart of Solihull, offering convenient access to a range of local amenities, shops and public transport links, all within easy walking distance. The property is offered with no upward chain, making it an attractive opportunity for first-time buyers or investors.

Inside, you will find a spacious living and dining room with sliding doors that open onto a patio seating area (perfect for relaxation or entertaining guests), along with a generously sized fitted kitchen that provides ample storage and worktop space.

Both bedrooms are comfortable doubles, allowing flexibility for a guest room, home office or additional storage. The family bathroom is well-appointed and designed for modern living.

Additional benefits include a garage located in a separate block (ideal for secure parking or extra storage) and the apartment's peaceful setting, surrounded by well-maintained communal gardens.

This property combines a sought-after location with practical features, making it a superb choice for those seeking a comfortable and convenient lifestyle in Solihull. Early viewing is highly recommended to fully appreciate the space and potential this apartment has to offer.





## 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

- Two Bedroom Ground Floor Apartment
- NO UPWARD CHAIN
- Extended Lease
- Ideal For First-Time Buyers Or Investors
- Walking Distance To All Local Amenities & Public Transport Links
- Spacious Living / Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Garage In Detached Block & Well-Maintained Communal Gardens
- Abundance Of Natural Light Throughout





**ENTRANCE HALLWAY**

**LIVING / DINING ROOM**

20' 3" x 14' 8" (6.17m x 4.48m)

**KITCHEN**

11' 7" x 8' 4" (3.53m x 2.53m)

**PRINCIPAL BEDROOM**

11' 11" x 11' 3" (3.62m x 3.43m)

**BEDROOM TWO**

11' 8" x 8' 11" (3.55m x 2.71m)

**BATHROOM**

8' 7" x 5' 10" (2.61m x 1.78m)

**TOTAL SQUARE FOOTAGE**

74.0 sq.m (799 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**GARAGE**

**OFF STREET PARKING**

**COMMUNAL GARDENS**

**PRIVATE PATIO AREA**



#### **ITEMS INCLUDED IN THE SALE**

Free-standing cooker, extractor, white goods, fridge/freezer, dishwasher, washing machine, all carpets, all curtains, all blinds, all light fittings and fitted wardrobes in both bedrooms.

#### **ADDITIONAL INFORMATION**

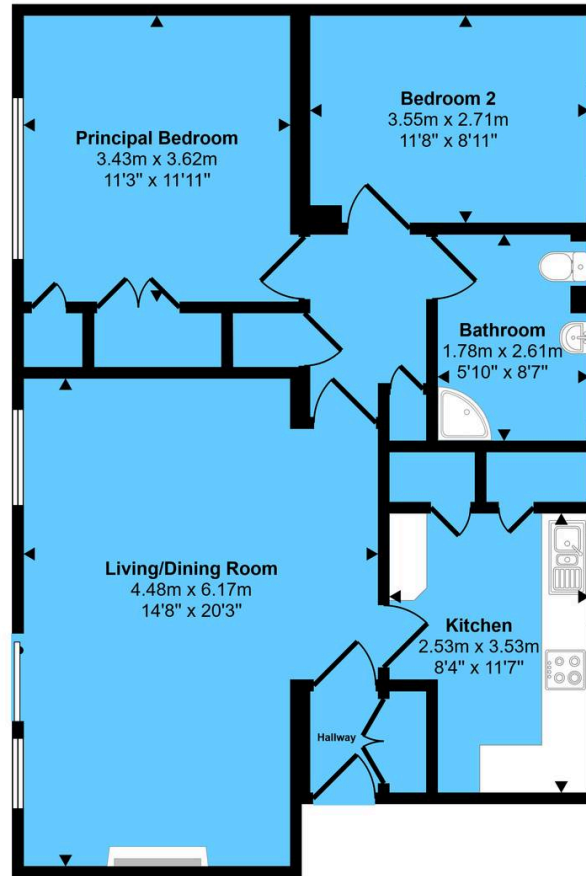
Services - direct mains water, sewers and electricity.  
Broadband - cable. Service charge - £3,486.00 pa.  
Ground rent - £40.00 pa.

#### **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.



Approx Gross Internal Area  
74 sq m / 799 sq ft



Ground Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Xact Homes**

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