



Touchwood Hall Close, Solihull

Guide Price £180,000

**xact**  
HOMES



#### PROPERTY OVERVIEW

Situated in the heart of Solihull, this ground floor two bedroom apartment with NO UPWARD CHAIN presents an excellent opportunity for first-time buyers or investors seeking a property in a prime location. The apartment is ideally positioned within walking distance to a wide array of local amenities, including shops, restaurants, and leisure facilities, as well as having great public transport links for easy commuting.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious living and dining room, which is flooded with natural light and features a door opening to a private patio area (perfect for relaxing or entertaining guests). The modern fitted kitchen offers ample work space and storage, catering to all your culinary needs.

Both bedrooms are generously sized doubles, providing comfortable accommodation and flexibility for a variety of lifestyles. The property also benefits from a family bathroom and a separate toilet, ensuring convenience for residents and visitors alike.

Additional features include a garage in a detached block, offering secure parking or extra storage space, and access to beautifully maintained communal gardens (ideal for enjoying a tranquil setting without the upkeep).

This apartment combines comfort, practicality, and an unbeatable location, making it a standout choice for those looking to make Solihull their home. Early viewing is highly recommended to fully appreciate all that this delightful property 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
- Ideal For First-Time Buyers Or Investors
- Heart Of Solihull Close To All Local Amenities
- Great Public Transport Links
- Large Open Plan Living / Dining Room
- Two Double Bedrooms
- Access To Private Patio Seating Area
- Garage In Separate Block



**ENTRANCE HALLWAY**

**LIVING / DINING ROOM**

20' 6" x 14' 8" (6.24m x 4.48m)

**KITCHEN**

11' 8" x 8' 2" (3.55m x 2.50m)

**PRINCIPAL BEDROOM**

11' 7" x 10' 11" (3.52m x 3.34m)

**BEDROOM TWO**

11' 8" x 8' 10" (3.55m x 2.68m)

**BATHROOM**

6' 0" x 5' 5" (1.84m x 1.65m)

**WC**

**TOTAL SQUARE FOOTAGE**

73.0 sq.m (785 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**GARAGE**

**OFF STREET PARKING**

**COMMUNAL GARDENS**

**PRIVATE PATIO AREA**



#### ITEMS INCLUDED IN THE SALE

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

#### ADDITIONAL INFORMATION

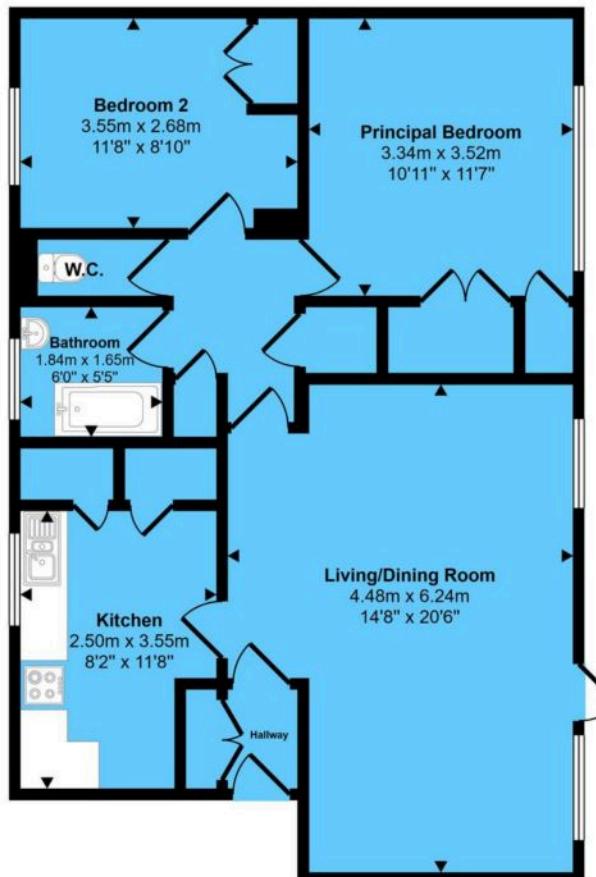
Services - direct mains water (with water meter), sewers and electricity. Service charge - £1,750.00 pa. Ground rent - nil.

#### 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  
73 sq m / 785 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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