



Touchwood Hall Close, Solihull

Guide Price £165,000





PROPERTY OVERVIEW

This two bedroom apartment is offered to the market with no upward chain and is ideally situated in the heart of Solihull, providing convenient access to all local amenities and excellent transport links.

Perfect for a range of buyers, including first-time purchasers, investors, or those looking to downsize, the property features a generous open plan living/dining room, creating a welcoming space for relaxation or entertaining. The fitted kitchen offers ample storage and workspace. Both bedrooms are well proportioned doubles, providing comfortable accommodation for residents or guests. The family bathroom is finished to a modern standard (with bath and shower facilities), ensuring day-to-day convenience.

Residents benefit from well maintained communal areas, as well as the added advantage of allocated parking and a garage situated in a separate block (ideal for secure storage or additional parking needs).

This apartment represents an excellent opportunity to acquire a spacious and versatile home in a sought-after location, with the added benefit of being offered with no upward chain for a straightforward purchase process. Early viewing is highly recommended to appreciate the quality and position of this attractive property.





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 Apartment
- NO UPWARD CHAIN
- Ideal For First-Time Buyers, Investors Or Downsize
- Spacious Open Plan Living / Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Well Maintained Communal Grounds
- Residents Parking & Single Garage





HALL

LIVING/DINING ROOM

14' 6" x 19' 9" (4.43m x 6.02m)

KITCHEN

8' 5" x 11' 8" (2.56m x 3.55m)

INNER HALL

BEDROOM ONE

10' 5" x 11' 7" (3.17m x 3.52m)

BEDROOM TWO

11' 0" x 9' 3" (3.36m x 2.83m)

BATHROOM

5' 11" x 5' 4" (1.80m x 1.63m)

SEPARATE WC

TOTAL SQUARE FOOTAGE

73.0 sq.m (790 sq.ft) approx.

OUTSIDE THE PROPERTY

COMMUNAL GROUNDS

ALLOCATED PARKING

GARAGE



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, fridge/freezer, all carpets, curtains and light fittings.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers. Service charge - £3,486 pa. Ground rent - TBC.

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.

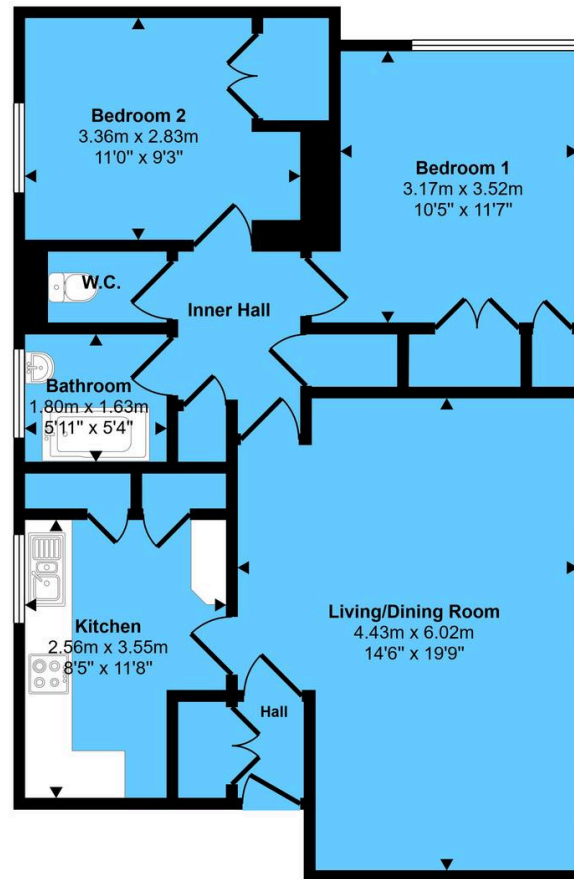
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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 / 790 sq ft



Floorplan

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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