



Touchwood Hall Close, Solihull

Guide Price £180,000





PROPERTY OVERVIEW

Situated withing easy walking distance to Solihull Town Center a fantastic opportunity to purchase this two bedroom first floor flat which would be ideal for an investor. This flat has 49 years remaining on its lease and briefly comprises of: an entrance hall, lounge/dining room, fitted kitchen, two double bedrooms, shower room and a garage.

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



- First Floor Flat
- Walking Distance To Solihull Town Centre
- No Upward Chain
- Cash Buyers Only
- Living Room
- Fitted Kitchen
- Two Double Bedrooms
- Shower Room
- Garage

ENTRANCE HALL

2' 11" x 4' 3" (0.88m x 1.30m)

LOUNGE / DINING ROOM

20' 5" x 14' 10" (6.22m x 4.52m)

KITCHEN

11' 5" x 8' 4" (3.47m x 2.54m)

BEDROOM ONE

11' 8" x 11' 11" (3.56m x 3.64m)

BEDROOM TWO

11' 5" x 8' 11" (3.49m x 2.71m)

SHOWER ROOM

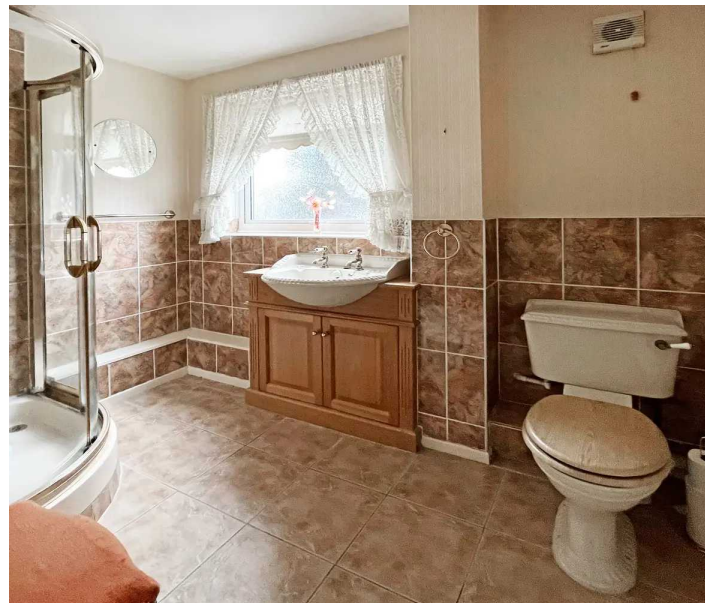
6' 2" x 8' 10" (1.89m x 2.70m)

TOTAL SQUARE FOOTAGE

Total floor area: 71.0 sq.m. = 764 sq.ft. approx.

OUTSIDE THE PROPERTY

GARAGE



**ITEMS INCLUDED IN SALE**

All carpets, all curtains, all blinds, fitted wardrobes in two bedrooms and all light fittings.

ADDITIONAL INFORMATION

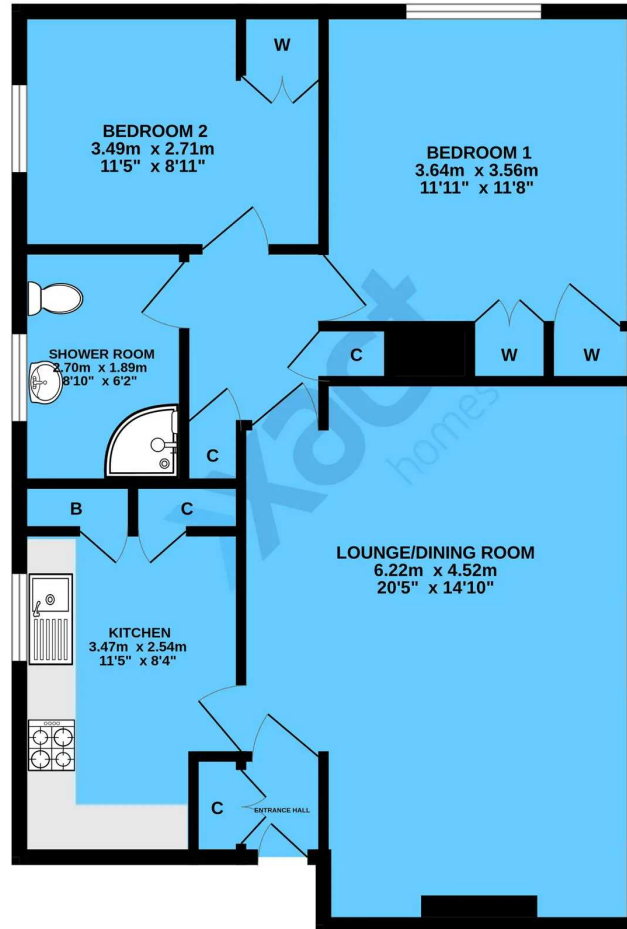
Services - mains gas, electricity and mains sewers.
Ground rent - £40 (pa). Service charge - £1500 (pa).

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



1ST FLOOR
71.0 sq.m. (764 sq.ft.) approx.



TOTAL FLOOR AREA : 71.0 sq.m. (764 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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