



**81 Touchwood Hall Close  
Solihull, B91 2UE  
Offers In The Region Of £245,000**



This recently refurbished first floor apartment benefitting from an extended lease, briefly comprises; vestibule, hallway, good-sized lounge, breakfast kitchen, two bedrooms and a shower room. The property further benefits from ample storage space, a garage, residents' only parking and access to the well-presented communal gardens.

\*\*\* Excellent Buy to Let Property Currently with Sitting Tenant, Achieving a Rent of £1100 pcm, Generating a Gross Yield of 5.39% \*\*\*

Solihull offers an excellent range of schools to suit all age groups including public and private schools for both boys and girls. The property, in particular, is within close proximity to Solihull Hospital, the 'Touchwood' shopping centre, 'Tudor Grange' leisure centre with swimming pool, park and athletics track, and commuter train services from Solihull Station to Birmingham City Centre and London Marylebone. In addition, the NEC, Birmingham International Airport and Railway Station are all within an approximate 10-15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

UPVC double glazed door with matching side panel leads into the communal hallway (with secure intercom system), which gives access to the staircase that rises to the first floor. This property is located on the first floor and a solid timber door opens into:

#### **Vestibule**

3'11" x 2'11" (1.20m x 0.90m)

With recently laid flooring, door to hallway and double doors to:

#### **Storage Cupboard**

With shelving.

#### **L-Shaped Hallway**

18'4" (max) x 5'2" (max) (5.60m (max) x 1.60m (max))

With radiator, recently laid flooring and doors to all other rooms (plus two storage cupboards).

#### **Lounge**

20'8" x 11'1" (6.30m x 3.40m)

Two UPVC double glazed windows to the rear, feature fire surround, two radiators and recently fitted carpet.

#### **Re-Fitted Breakfast Kitchen**

13'5" x 8'2" (4.10m x 2.50m)

UPVC double glazed window to the front, recently fitted kitchen with a range of wall, drawer and base units with roll top work surface over, inset stainless steel sink unit with chrome mixer tap over, freestanding cooker with chrome extractor fan over, fridge-freezer, washing machine, space for a tumble dryer, breakfast bar, recently installed wall mounted "Baxi" gas-fired combination boiler, tiling to

splashbacks, a radiator and recently laid flooring.

#### **Bedroom One**

12'1" x 11'1" (3.70m x 3.40m)

UPVC double glazed window to the rear, built-in wardrobe with hanging rail and shelving, built-in storage cupboard with shelving, a radiator and recently fitted carpet.

#### **Bedroom Two**

9'10" x 8'10" (3.00m x 2.70m)

UPVC double glazed window to the front, two built-in wardrobes with hanging rail and shelving, a radiator and recently fitted carpet.

#### **Re-Fitted Shower Room**

8'10" x 6'2" (2.70m x 1.90m)

Obscure UPVC double glazed window to the front, 3-piece suite comprising; walk-in shower cubicle with electric "Triton T80 Plus" shower over and glazed sliding door, low level WC, vanity unit with inset wash hand basin and chrome mixer tap over, tiling to splashbacks, extractor fan, chrome ladder-style heated towel rail and recently laid flooring.

#### **Garage**

#### **Outside**

This property benefits from residents' only parking and access is permitted to the communal gardens.

#### **Additional Information**

##### **Services:**

Mains electricity, gas, water and drainage are connected to the property.

#### **Council Tax:**

Solihull Metropolitan Borough Council - C

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 50 Mbps.

For more information visit:

<https://checker.ofcom.org.uk/>

#### **Tenure:**

The property is leasehold. With a term of 147 from August 2015 (139 years remaining) the ground rent and service charge is £750 per 6 months. Currently has a tenant in situ paying £1100 pcm, generating a gross rental yield of 5.39%

#### **Fixtures & Fittings:**

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

#### **Viewing:**

Strictly by prior appointment with Earles (01564 794 343).

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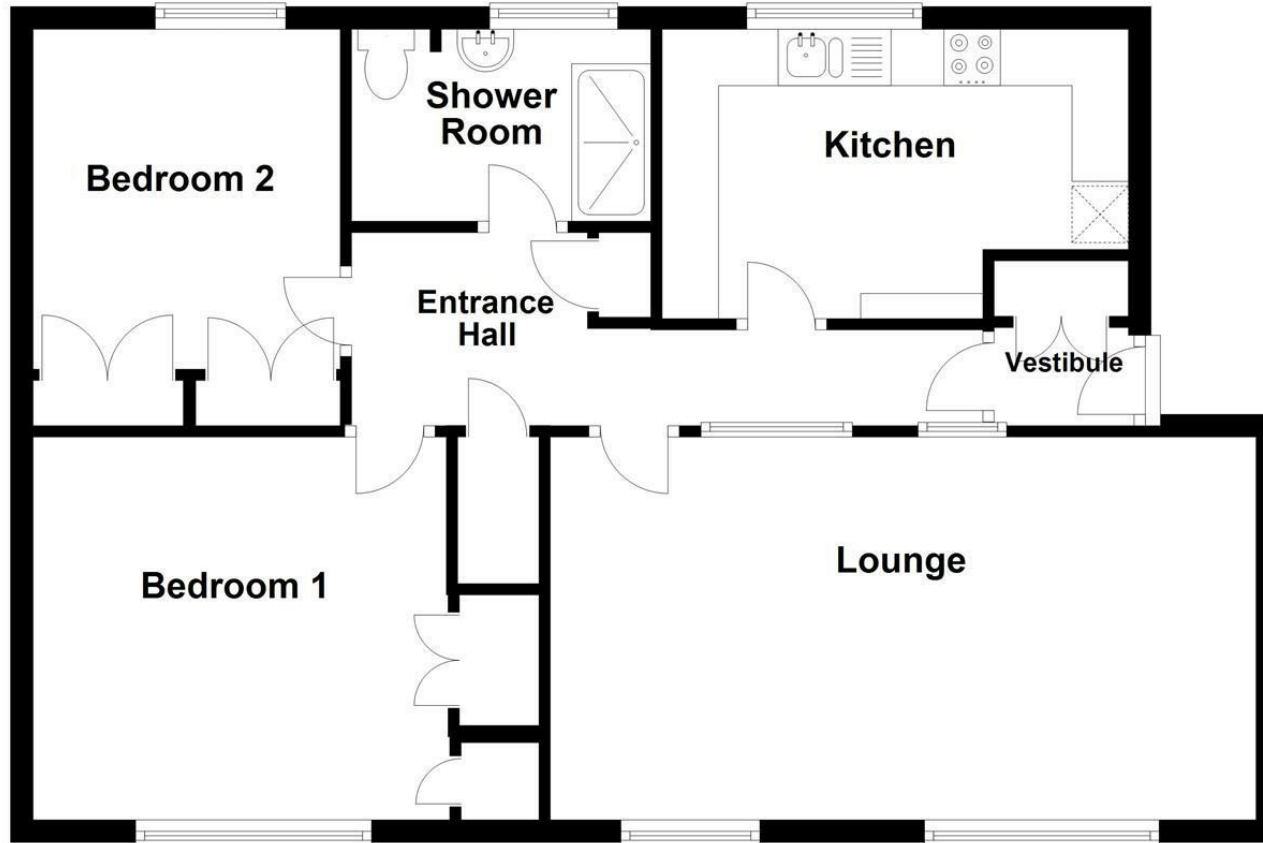
Company No: 13260015 Agency & Lettings. Registered Office: Carleton

House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.



# First Floor Apartment

Approx. 70.8 sq. metres (762.5 sq. feet)



Total area: approx. 70.8 sq. metres (762.5 sq. feet)

Floor plans are intended to give a general indication of the proposed layout Details within are not intended to form part any contract.  
Plan produced using PlanUp.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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