



Touchwood Hall Close, Solihull

Offers Over £220,000

- FIRST FLOOR
- CENTRAL SOLIHULL LOCATION
- SINGLE GARAGE
- MANAGEABLE SERVICE CHARGE
- CHAIN FREE
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO TOUCHWOOD
- WELL KEPT GROUNDS
- OFF ROAD PARKING
- EXTENDED LEASE ON COMPLETION

Touchwood Hall Close leads from Lode Lane close to its junction with the A41 Warwick Road in the centre of Solihull making this a very convenient position for those wishing to work in the centre of Solihull, walk to the railway station or indeed enjoy the excellent shopping facilities along the High Street and within Touchwood.

Close to the town centre is also Tudor Grange leisure centre and fitness facilities as well as Tudor Grange Park, an attractive expanse of open land.

Those commuting by road can go down the Warwick Road and join the M42 motorway at junction 5. At junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

The development has matured nicely and has well laid communal areas with lawns and shrubberies, garage forecourt and parking areas and this property is in a small block set away from the road with central path, lawn and shrubbery borders. It is approached via a UPVC secure entrance with intercom system into hallway with access to communal bin store and stairs to upper floor where number 43 will be found left hand side.

ENTRANCE LOBBY

A communal entrance lobby allowing access to stairs to the first floor where the apartment is located.

ENTRANCE HALL

Entrance hall allowing access into the living/dining room. With ceiling light and storage/cloaks cupboard.

LIVING/DINING ROOM

20'5" x 14'10" (6.228 x 4.536)



A large room with double aspect window over looking the communal gardens. With access into the kitchen and through to the inner hall. With electric fire place and stone effect surround, ceiling and wall mounted lighting and wall mounted radiator.

KITCHEN

11'5" x 8'4" (3.484 x 2.547)



A fitted kitchen with a range of wall mounted and base units with worktop over. Having a 1 bowl sink with mixer tap, space for fridge freezer, electric oven and hob, washing and dryer and access into larder cupboard housing the gas fired combi boiler. With a window to the rear elevation, ceiling light and wall mounted radiator.

INNER HALL

An inner hall allowing access into the bedrooms and shower room. With ceiling light, wall mounted radiator and storage cupboards.

BEDROOM ONE

11'10" x 11'1" (3.627 x 3.383)



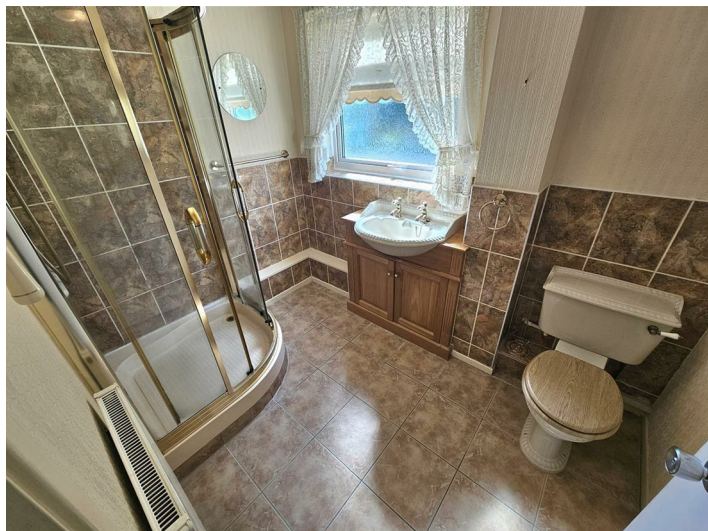
A large double bedroom with window to side elevation. Having built in closet storage, ceiling light and wall mounted radiator.

BEDROOM TWO
11'5" x 8'11" (3.500 x 2.738)



Another double bedroom with window to rear elevation. With built in wardrobes and side tables with over head storage. Having ceiling light and wall mounted radiator.

SHOWER ROOM
8'10" x 6'1" (2.709 x 1.875)



A well fitted shower with walk in shower cubicle fitted with electric shower, toilet and wash basin with vanity storage. Having a window to the rear elevation, ceiling light and wall mounted radiator.

GARAGE



A single garage with up and over door.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



LOCATION

Touchwood Hall Close is situated on Lode Lane close to the traffic island junction with the A41 Warwick Road. On entering the development a short distance down Lode Lane take the first turning on the left where our block is found on the left hand side.

VIEWING

By appointment only please with the Solihull office on 0121 711 1712

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THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Full Postal Address:
43 Touchwood Hall Close
Solihull Solihull B91 2UE

Council Tax Band: C

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

Estate House, 695 Warwick Road, Solihull, B91 3DA

Tel: 0121 711 1712 Email: solihull@melvyndanes.co.uk www.melvyndanes.co.uk