



**melvyn**  
**Danes**  
ESTATE AGENTS

**Touchwood Hall Close**  
**Solihull**  
**Asking Price £220,000**



## Description

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 the first floor where number 81 will be found and briefly comprises; vestibule, hallway with storage, good-sized living/dining room, fitted breakfast kitchen with a range of integrated and free standing appliances, two bedrooms with fitted closets 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.





## Accommodation

**Communal Entrance Hall**

**Entrance Hall**

**Living/Dining Room**

20'8" x 11'1" (6.3 x 3.4)

**Fitted Kitchen**

13'5" x 8'2" (4.1 x 2.5)

**Bedroom One**

12'1" x 11'1" (3.7 x 3.4)

**Bedroom Two**

9'10" x 8'10" (3.00 x 2.7)

**Shower room**

8'10" x 6'2" (2.7 x 1.9)

**Garage**

**Communal Parking**

**Communal Gardens**



TENURE: We are advised that the property is Leasehold

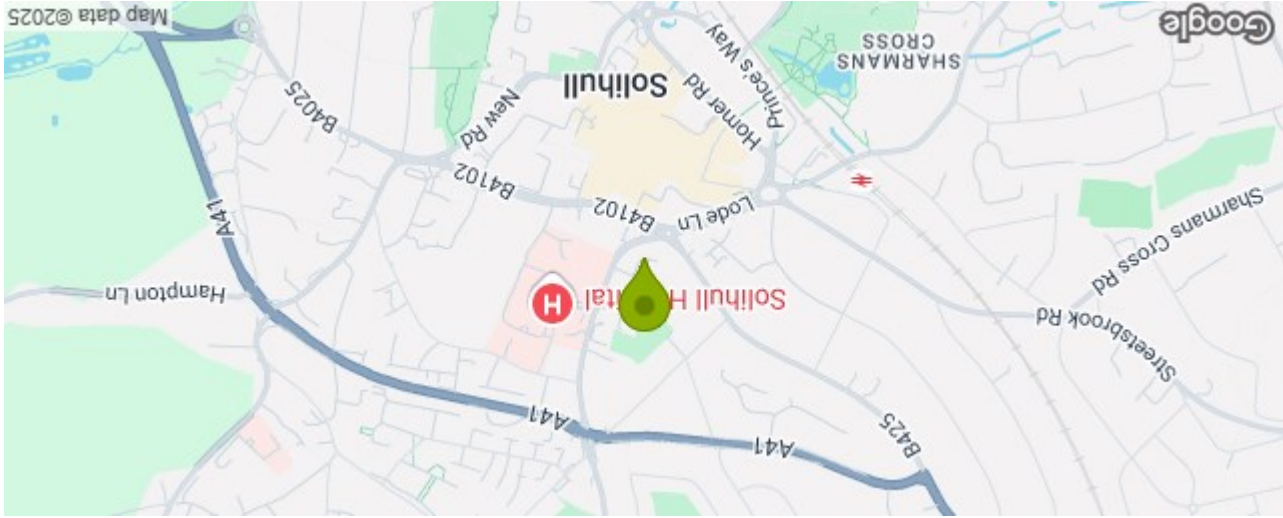
BROADBAND: We understand that the standard broadband download speed at the property is around 12 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Data taken from checker.ofcom.org.uk on 4/06/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 4/06/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below 0121 711 1712

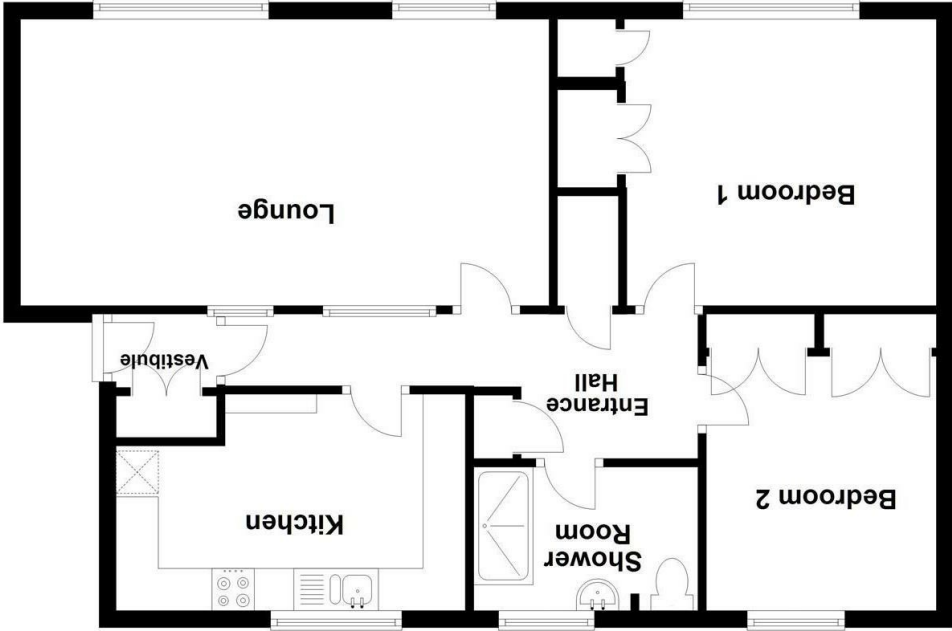
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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.

81 Touchwood Hall Close Solihull Solihull B91 2UE  
Council Tax Band:

| Energy Efficiency Rating                    |    |           |
|---------------------------------------------|----|-----------|
| 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 |    |           |
| EU Directive 2002/91/EC                     |    |           |
| England & Wales                             |    |           |
| Current                                     | 76 | Potential |
| 76                                          |    |           |

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.