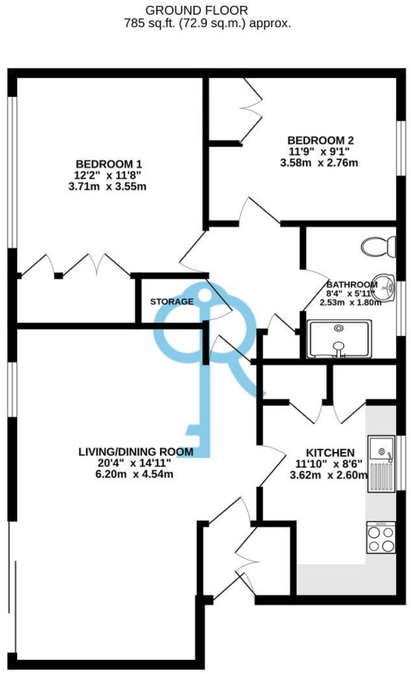




Floorplan Layout



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2019.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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REASSURINGLY LOCAL



Touchwood Hall Close, Solihull, B91 2UE



Asking Price Of **£175,000**

- GROUND FLOOR
- TWO BEDROOMS
- IDEAL FOR FIRST TIME BUYERS
- WELL-MAINTAINED COMMUNAL GARDENS
- NO UPWARD CHAIN
- WALKING DISTANCE TO LOCAL AMENITIES





Touchwood Hall Close, Solihull, B91 2UE

Asking Price Of **£175,000**

Property Description

Two bedroom ground floor apartment.

Two bedroom ground floor apartment ideally situated in the heart of Solihull offering convenient access to local amenities, shops and public transport links. All are within walking distance. This property is offered with no upward chain, making it an ideal opportunity for first time buyers or investors. The accommodation briefly comprises of a spacious living room, kitchen, bathroom, two bedrooms both of which are a good size. Additional benefits include a garage and well-maintained communal gardens.



APPROACH Secure intercom access.

LOUNGE A spacious lounge with patio doors opening out to the garden.

KITCHEN Wall and floor units, sink and drainer, gas hob and built-in cooker, space for washing machine.

BEDROOM ONE A good size double bedroom with fitted wardrobes.

BEDROOM TWO Another spacious double bedroom.

BATHROOM Walk-in shower cubicle, low level WC and sink.

GARAGE Ideal for storage or a lock up.

COMMUNAL GARDENS

Length of Lease: 99 years (at 2026)

Service Charge: £3,115.00 pa

Ground Rent: £40.00 pa

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

To book a viewing of this property:

Email info@ruxtonproperty.co.uk
Call +44 (0)121 704 0100









