



**DM&Co.**  
— SALES & LETTINGS —

53 Touchwood Hall Close  
B91 2UE

This Ground Floor, Two Double Bedroom Apartment In Central Solihull Is Available NOW On An Unfurnished Basis.



## DETAILS

This well presented 2-bedroom ground floor apartment is available for immediate occupancy on an unfurnished basis.

To gain entry to the premises, you pass through a secure communal entrance.

Entering into the property you are greeted by a small hallway which has built in storage.

From the hallway you have a light & airy open plan living area & a modern kitchen complete with white goods.

The other side of the apartment consists of two double bedrooms, a separate contemporary bathroom, separate WC & even more storage.

Solihull Council - Tax Band C

## OUTSIDE

This apartment is located within walking distance to Solihull Town Centre which offers loads of local amenities & public transport.

This apartment boasts communal parking & a single garage.

From the living area, you can access a small, shared patio

## VIEWINGS

At short notice with DM & Co. Homes on 0121 775 0101 or by email [lettings@dmandcohomes.co.uk](mailto:lettings@dmandcohomes.co.uk)



## MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 82%

Vodafone - 77%

3 - 84%

O2 - 80%

Broadband Availability -

Openreach, Virgin Media

Broadband Type

Standard 16 Mbps (Highest available download speed) 1 Mbps (Highest available upload speed)

Superfast 80 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)

Ultrafast 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Very Low Flood Risk

## OTHER SERVICES

DM & Co are pleased to offer the following services:-

**Residential Lettings:** If you are considering letting your property, please contact the office on 0121 775 0101.

**Mortgage Services:** If you would like advice on the best mortgages available, please contact us on 0121 775 0101.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

## FEATURES

- Well Presented 2-Bedroom Apartment
- Modern Kitchen Complete With White Goods
- Spacious Living Area With Built In Media Wall
- Two Double Bedrooms
- Family Bathroom With Separate WC
- Shared Patio Area
- Communal Parking & Single Garage
- Holding Deposit - £276.00
- Security Deposit - £1384.61
- Available NOW On An Unfurnished Basis

## VIEWING

Book a viewing with Sole Agents DM & Co.

Premium by phone or email:

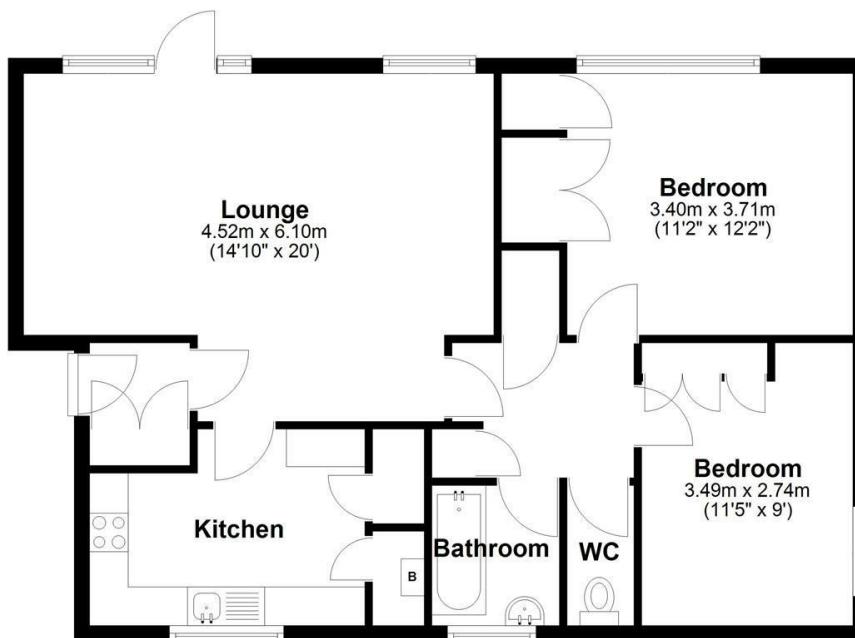
0121 775 0101

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## Floor Plan

Approx. 73.3 sq. metres (789.3 sq. feet)



Total area: approx. 73.3 sq. metres (789.3 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	