



RIVERSIDE DRIVE, SOLIHULL, B91 3HH
ASKING PRICE OF £395,000



>>X Refurbished Upper Ground Floor Flat
 >>X Immaculately Maintained & Decorated
 >>X Three Bedrooms

>>X Brand New Kitchen & Bathroom
 >>X Amtico Flooring
 >>X Gas Central Heating

>>X Double Glazed
 >>X Double Length Garage
 >>X Early Viewing Essential

PROPERTY OVERVIEW

A rare opportunity to purchase this superb upper ground floor three bedroom flat, which has been totally refurbished throughout. The property offers spacious accommodation, benefits from gas central heating, double glazing and has the added attraction of a brand new kitchen and bathroom. The accommodation briefly comprises; entrance hall, refitted guest cloakroom, superb lounge/dining room, balcony, brand new luxury fitted kitchen, three bedrooms, modern bathroom, double length garage and communal gardens.

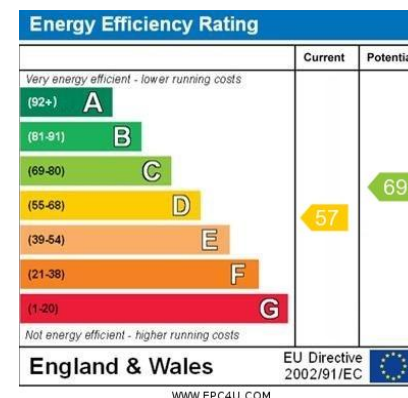
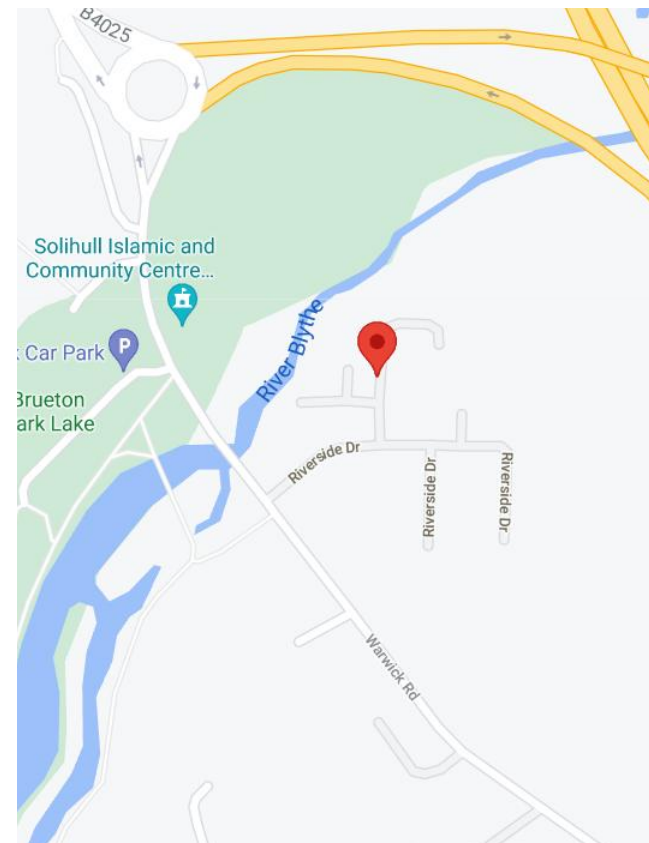
PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, 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.

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|-----------------------|--|
| COUNCIL TAX | Band E |
| TENURE | Share Of The Freehold - 950+ years remaining |
| SERVICES | Mains gas, electricity and water on a meter |
| BROADBAND | Virgin |
| SERVICE CHARGE | £3600 pa |
| GROUND RENT | £45 pa |

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, all blinds, fitted wardrobes in bedrooms one and two, all light fittings and electric garage door.



VIA THE STAIRCASE OR LIFT

UPPER GROUND FLOOR

NO 23

ENTRANCE HALL

GUEST WC

4' 11" x 3' 3" (1.5m x 1m)

LOUNGE

15' 8" x 12' 0" (4.8m x 3.67m)

DINING AREA

13' 1" x 9' 0" (4m x 2.76m)

LUXURY FITTED KITCHEN

10' 10" x 9' 3" (3.31m x 2.83m)

BEDROOM ONE (REAR)

19' 8" x 11' 11" (max) (6m x 3.64m)

BEDROOM TWO (FRONT)

11' 11" x 10' 10" (3.64m x 3.32m)

BEDROOM THREE (FRONT)

10' 11" x 7' 10" (3.33m x 2.41m)

BATHROOM

8' 5" x 6' 10" (2.58m x 2.10m)

OUTSIDE THE PROPERTY

BALCONY

8' 6" x 6' 10" (2.61m x 2.09m)

DOUBLE GARAGE

39' 11" x 8' 5" (12.18m x 2.57m)







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
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