



Riverside Drive, Solihull

Guide Price £350,000





## PROPERTY OVERVIEW

Situated on the prestigious Riverside Development, a rare opportunity to purchase this impressive first floor luxury flat which is being immaculately maintained throughout. This spacious flat benefits from gas central heating, double glazing and has the added attraction of a luxury fitted kitchen and modern shower room. The accommodation briefly comprises of: impressive entrance hall, guest cloakroom, superb lounge/dining room with West facing balcony, luxury fitted kitchen, three good sized bedrooms, modern refitted shower room, double length garage and communal gardens.



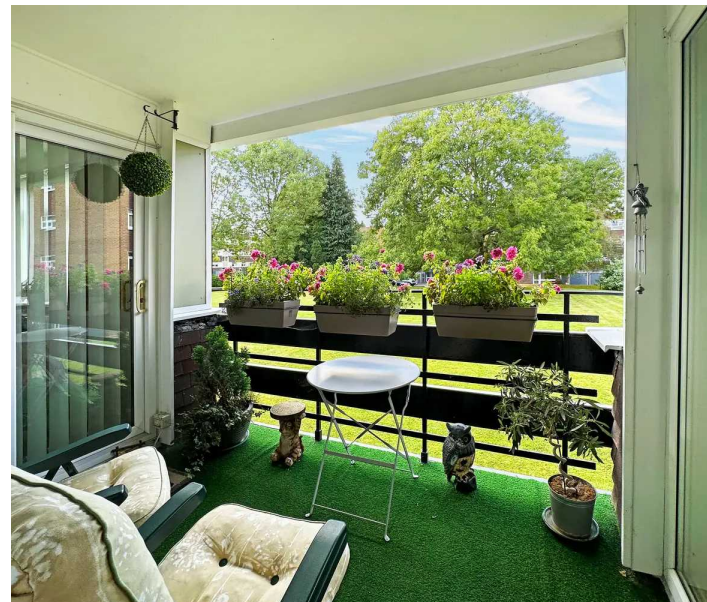


#### PROPERTY LOCATION

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 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: E

Tenure: Share of Freehold



- First Floor Luxury Flat
- Prestigious Riverside Development
- Early Viewing Essential
- Luxury Fitted Kitchen
- Spacious Lounge/Dining Room
- West Facing Balcony
- Three Good Sized Bedrooms
- Double Length Garage
- Communal Garden



#### **ENTRANCE HALLWAY**

#### **WC**

4' 8" x 3' 2" (1.43m x 0.96m)

#### **KITCHEN**

10' 11" x 9' 1" (3.33m x 2.78m)

#### **LOUNGE**

15' 7" x 11' 9" (4.75m x 3.57m)

#### **DINING ROOM**

13' 5" x 9' 1" (4.09m x 2.76m)

#### **WEST FACING BALCONY**

9' 1" x 7' 2" (2.76m x 2.19m)

#### **INNER HALL**

#### **BEDROOM ONE**

19' 11" x 12' 2" (6.08m x 3.72m)

#### **BEDROOM TWO**

11' 10" x 11' 0" (3.61m x 3.36m)

#### **BEDROOM THREE**

11' 1" x 7' 11" (3.38m x 2.42m)

#### **SHOWER ROOM**

8' 7" x 5' 11" (2.61m x 1.81m)





## **OUTSIDE THE PROPERTY**

### **GARAGE**

31' 2" x 8' 11" (9.50m x 2.72m)

### **TOTAL SQUARE FOOTAGE**

111 sq.m (1195 sq.ft) approx.

### **WEST FACING GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Bosch integrated oven, Bosch integrated hob, extractor, Bosch microwave, Bosch fridge freezer, Bosch dishwasher, Bosch washing machine, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one and two and all light fittings.

### **ADDITIONAL INFORMATION**

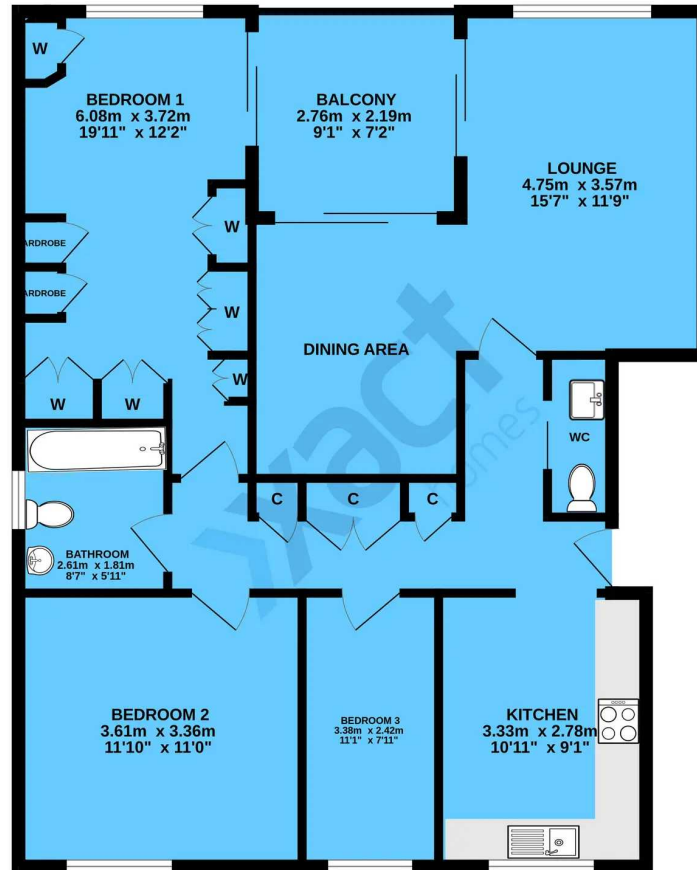
Services: water meter, mains gas, electricity and mains sewers. Broadband: Virgin. Ground Rent: £22.50 per 6 months. Service Charge: £2081.78 per 6 months

### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR  
111.0 sq.m. (1195 sq.ft.) approx.



TOTAL FLOOR AREA: 111.0 sq.m. (1195 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Metroplex (2022)

**Xact Homes**

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

**xact**  
SALES & LETTINGS

