



Riverside Drive, Solihull

Guide Price £369,950





PROPERTY OVERVIEW

A rare opportunity to purchase this impressive third floor flat in one of the most sought-after blocks in the Riverside Developments with splendid views over the communal gardens and Brueton Park. This flat has been recently modernised throughout and benefits from: UPVC double glazing, gas central heating and has the added attraction of a refitted luxury kitchen and shower room. The accommodation in more detail comprises of: communal entrance hall with staircase and lift, reception hall, guest cloakroom, spacious lounge/dining room, West facing balcony, luxury fitted kitchen, inner hall, three good sized bedrooms, modern refitted shower room, double length garage and communal garden.





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: Leasehold



- Third Floor Three Bedroom Flat
- Modernised Throughout
- Walking Distance Of Solihull Town Centre
- Spacious Lounge/Dining Room
- Luxury Fitted Kitchen
- West Facing Balcony
- Modernised Shower Room
- Double Length Garage
- Communal Gardens



ACCOMMODATION ON 3RD FLOOR

STAIRCASE AND LIFT

ENTRANCE HALL

LOUNGE/DINING ROOM

LOUNGE

16' 0" x 11' 9" (4.88m x 3.58m)

DINING ROOM

13' 4" x 9' 7" (4.06m x 2.92m)

BALCONY

8' 11" x 7' 0" (2.72m x 2.14m)

KITCHEN

10' 10" x 9' 5" (3.31m x 2.88m)

INNER HALL

BEDROOM ONE

19' 9" x 11' 11" (6.03m x 3.64m)

BEDROOM TWO

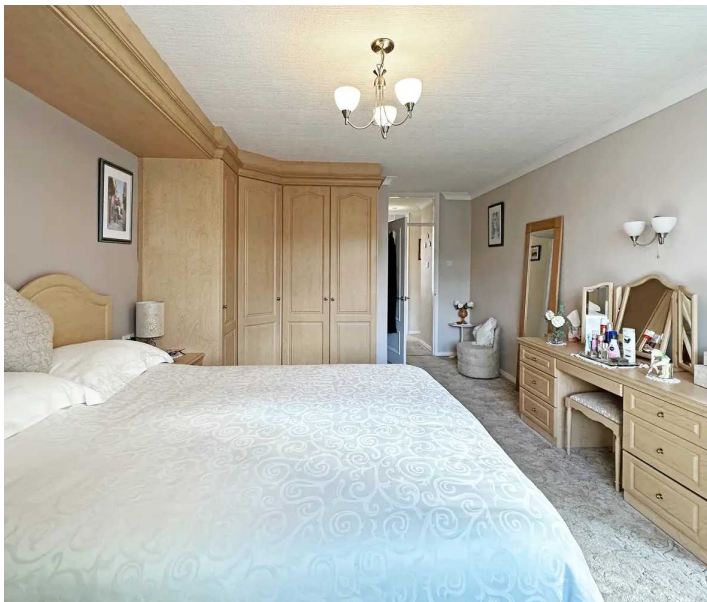
12' 0" x 10' 11" (3.66m x 3.32m)

BEDROOM THREE

12' 0" x 8' 8" (3.66m x 2.65m)

BATHROOM

8' 2" x 6' 8" (2.50m x 2.04m)





OUTSIDE THE PROPERTY

DOUBLE LENGTH GARAGE

31' 2" x 8' 6" (9.50m x 2.58m)

EAST/WEST FACING COMMUNAL GARDEN

TOTAL SQUARE FOOTAGE

114.7 sq.m (1235 sq.ft) approx.

ITEMS INCLUDED IN THE SALE

Neff free standing cooker, Neff integrated oven, Neff integrated hob, Bosch fridge freezer, Bosch dishwasher, John Lewis washing machine, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one, two and three, all light fittings and garage door.

ADDITIONAL INFORMATION

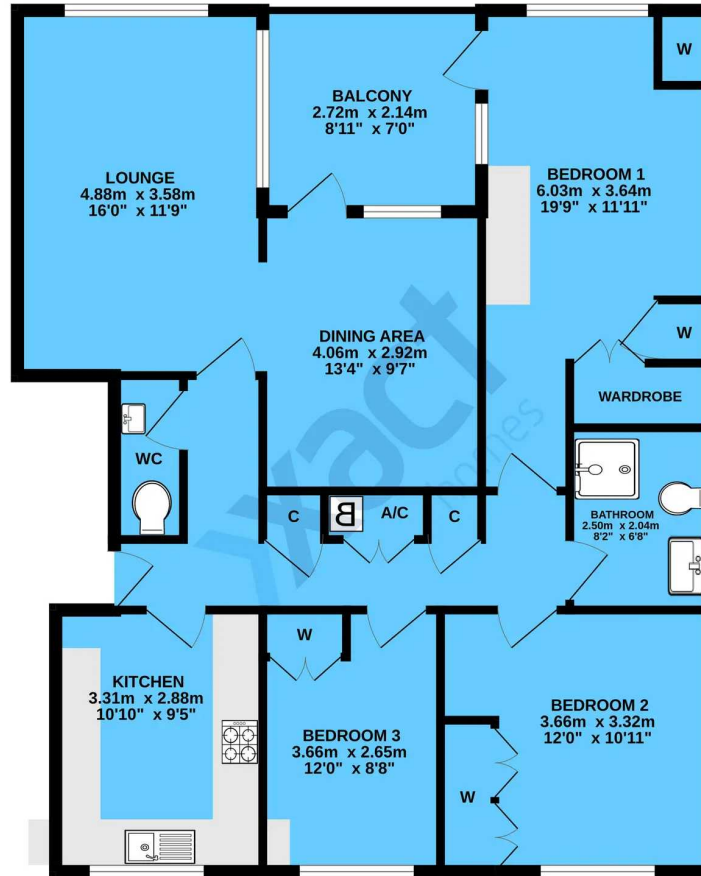
Services: water meter, mains gas, electricity and mains sewers. Broadband: BT. Ground Rent: £45.00 p.a. Service Charge: £4163.56 p.a Years remaining on Lease: 900 +

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
114.7 sq.m. (1235 sq.ft.) approx.



TOTAL FLOOR AREA: 114.7 sq.m. (1235 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.

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