



RIVERSIDE DRIVE, SOLIHULL, B91 3HR
ASKING PRICE OF £365,000



- »X Spacious Second Floor Flat
- »X Prestigious Riverside Development
- »X No Upward Chain

- »X Immaculately Maintained
- »X Lounge/Dining Area
- »X South Facing Balcony

- »X Three Good Sized Bedrooms
- »X Double Length Garage
- »X Communal Gardens

PROPERTY OVERVIEW

Situated on the prestigious Riverside development, a rare opportunity to purchase this superb second floor flat, which has been well maintained throughout. The spacious flat is offered to the market with no upward chain and benefits from gas central heating, double glazing and has a re-fitted kitchen and bathroom. The accommodation briefly comprises of: entrance hall, guest cloakroom, superb lounge/dining area with a south facing balcony, modern re-fitted kitchen, three good sized bedrooms, modern shower room, double length garage and communal gardens.

PROPERTY LOCATION

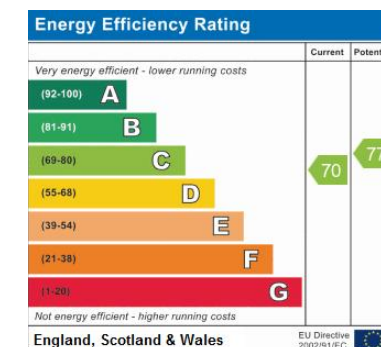
Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services 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 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.



COUNCIL TAX	Band E
TENURE	Share of Freehold - Approximately 950 years remaining on the lease
SERVICES	Mains gas, electricity and sewers
BROADBAND	Plusnet
GARDEN	South facing
SERVICE CHARGE	£3,600pa
GROUND RENT	Nil

ITEMS INCLUDED IN THE SALE

Zanussi integrated oven, Bosch induction integrated hob, Bosch extractor, all carpets, some curtains, some blinds, all light fittings and electric garage door



ENTRANCE HALL

LOUNGE

16' 1" x 11' 8" (4.92m x 3.56m)

DINING AREA

12' 7" x 9' 5" (3.86m x 2.89m)

BALCONY

9' 0" x 7' 4" (2.75m x 2.24m)

FITTED KITCHEN

10' 10" x 9' 1" (3.31m x 2.78m)

WC

4' 11" x 3' 5" (1.51m x 1.06m)

INNER HALL

BEDROOM ONE

20' 2" x 11' 11" (max) (6.16m x 3.64m)

BEDROOM TWO

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

BEDROOM THREE

11' 1" x 8' 7" (3.38m x 2.64m)

BATHROOM

8' 4" x 6' 0" (2.55m x 1.83m)

OUTSIDE THE PROPERTY

COMMUNAL GARDENS

DOUBLE GARAGE







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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