



Riverside Drive, Solihull

Guide Price £375,000





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.

- 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





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

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**

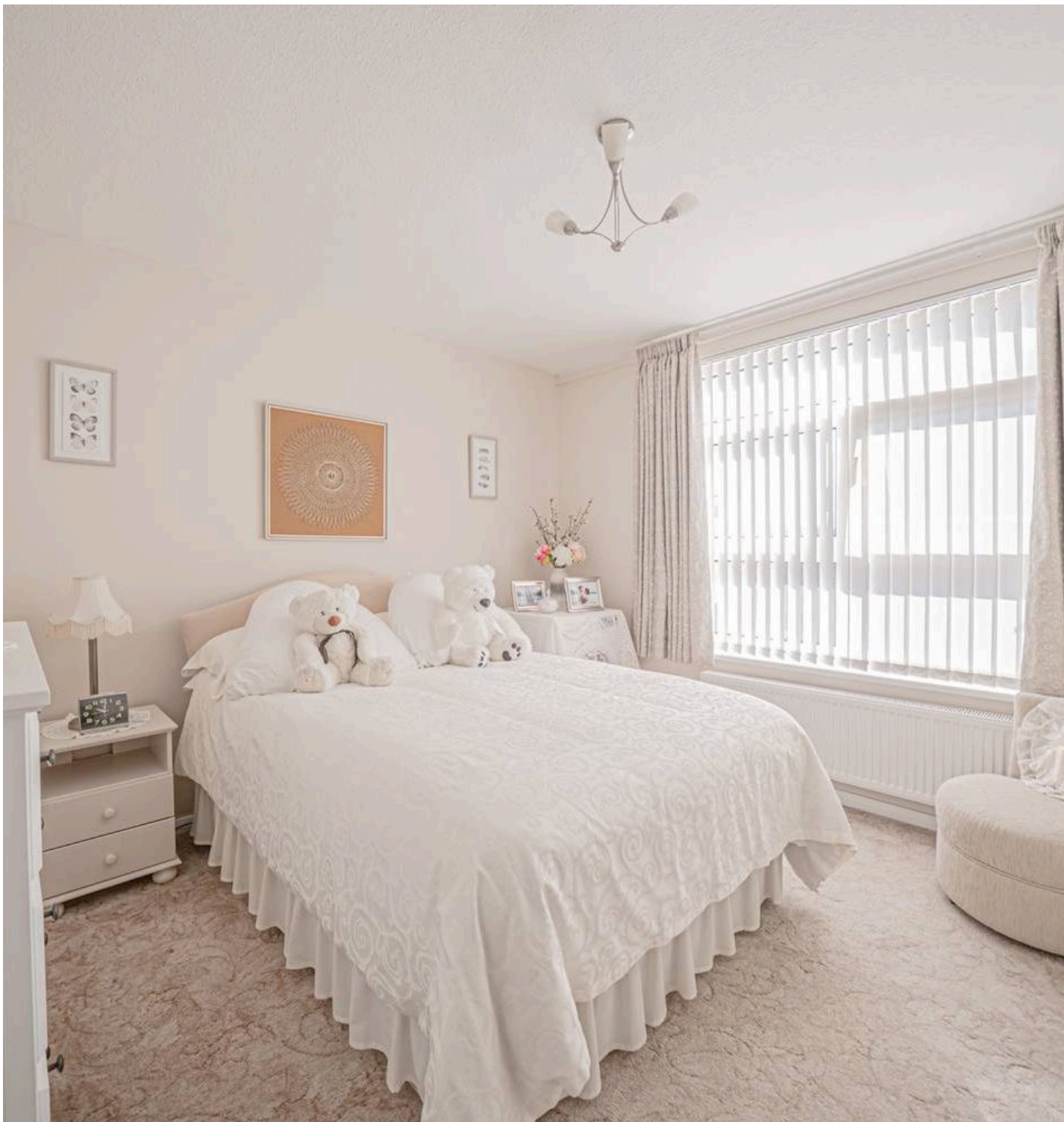
114.7 sq.m (1235 sq.ft) approx.

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



INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

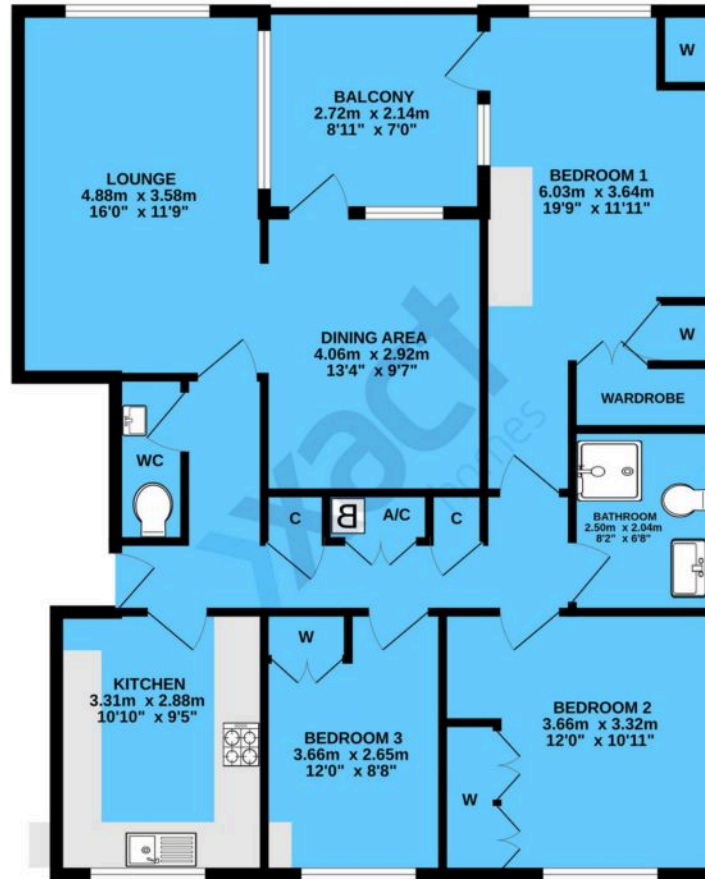
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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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