



Riverside Drive, Solihull

Guide Price £310,000





PROPERTY OVERVIEW

This well presented three bedroom first floor apartment offers a rare opportunity to acquire a spacious and light-filled home in a highly sought-after location, with no upward chain. Ideally situated close to all local amenities and within easy walking distance of Solihull town centre, the property benefits from lift access to all floors, ensuring convenience for residents and visitors alike. Upon entering, you are welcomed by a generous entrance hallway leading to a bright and expansive living and dining room, which is enhanced by large windows that allow an abundance of natural light to flood the space. The living room also opens onto a private balcony (accessible via sliding doors), creating a perfect spot for relaxation. The adjoining fitted breakfast kitchen provides a practical area for every-day living and entertaining, with ample storage and workspace. Accommodation comprises three generously sized double bedrooms, each offering excellent proportions and flexibility for a variety of uses. The principal bedroom features a modern ensuite, while the remaining bedrooms are served by a well appointed family bathroom. Throughout the property there are three separate toilets.



Additional features include a large tandem garage (suitable for multiple vehicles and providing valuable storage), as well as ample residents parking for both owners and guests. The apartment forms part of a well maintained development, with attractive communal areas that reflect the care and attention given to the building as a whole. With its spacious layout, abundance of natural light, and unrivalled convenience to Solihull's vibrant shopping, dining, and transport links, this apartment is ideally suited to professionals, families, or downsizers seeking a low maintenance lifestyle in a prime location. Early viewing is highly recommended to appreciate the quality and generous proportions of this exceptional property.

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





- Three Bedroom First Floor Apartment
- Expansive Living And Dining Room
- Breakfast Kitchen
- Principal Bedroom With Ensuite
- Large Tandem Garage
- Ample Parking
- Attractive Communal Areas
- Three Separate Toilets Throughout

ENTRANCE HALLWAY

WC

LIVING & DINING ROOM

15' 6" x 21' 9" (4.72m x 6.64m)

BALCONY

6' 4" x 8' 8" (1.92m x 2.63m)

BREAKFAST KITCHEN

10' 8" x 9' 1" (3.25m x 2.77m)

INNER HALLWAY

PRINCIPAL BEDROOM

13' 3" x 11' 6" (4.05m x 3.51m)

ENSUITE

BEDROOM TWO

10' 6" x 11' 7" (3.21m x 3.53m)

BEDROOM THREE

10' 8" x 7' 9" (3.26m x 2.36m)

BATHROOM

8' 3" x 6' 8" (2.52m x 2.04m)

TOTAL SQUARE FOOTAGE

132.0 sq.m (1421 sq.ft) approx

OUTSIDE THE PROPERTY

TANDEM GARAGE

8' 8" x 37' 4" (2.63m x 11.38m)



AMPLE PARKING

COMMUNAL AREA

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, electric garage door, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

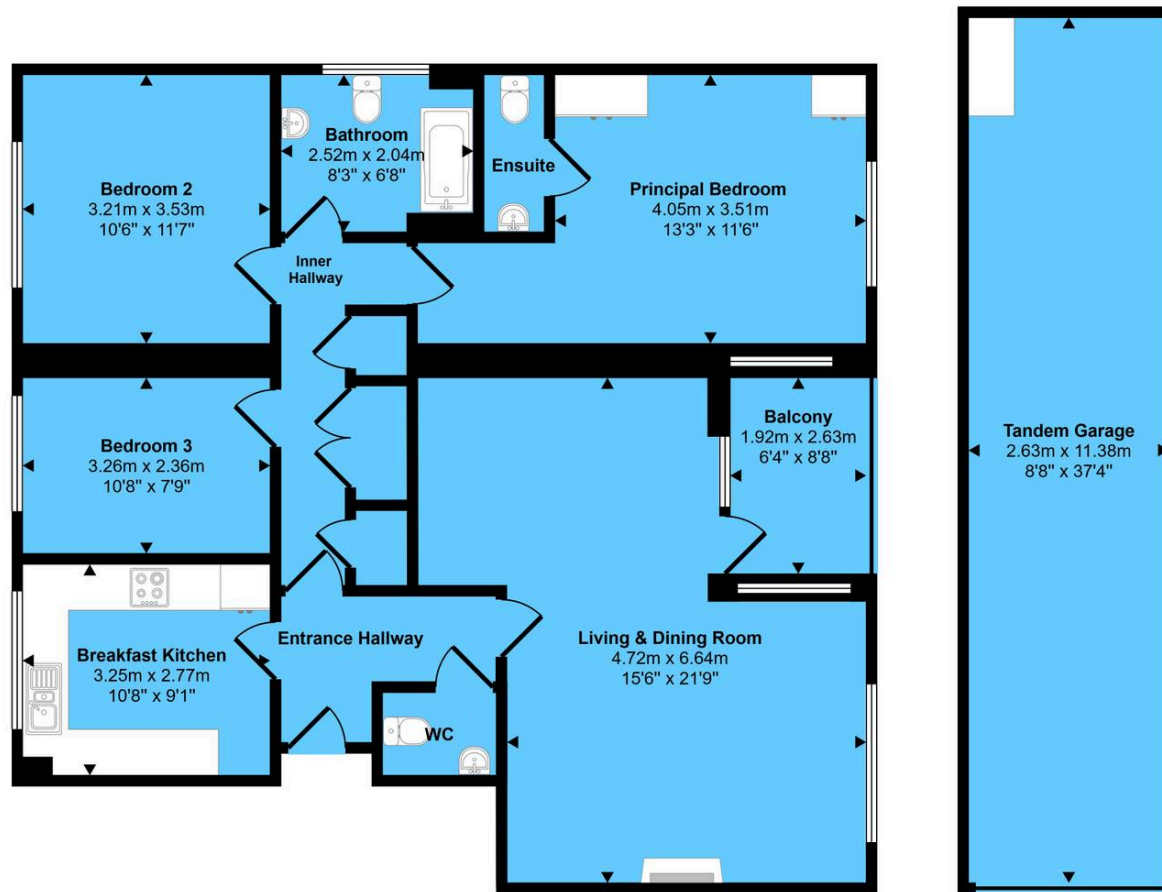
Services - water on a meter, mains gas, electricity and sewers. Broadband - cable. Services charge - £4,300 pa (estimated - goes up annually depending on estate costs). Ground rent - £45 pa.

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.



Approx Gross Internal Area
132 sq m / 1421 sq ft



Floorplan
Approx 102 sq m / 1099 sq ft

Garage
Approx 30 sq m / 322 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

6 The Square, Solihull - B91 3RB

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

