



## Riverside Drive

Birmingham

B29 7ES

Offers In Region Of **£259,000**

*Two Bedroom Apartment*

*First Floor*

*Gated Development*

*1022 sqft*



## Property Description

**DESCRIPTION** A superb two-bedroom two-bathroom first floor apartment located in the popular gated development of Riverside Court development in Edgbaston.

The property comprises a spacious entrance hallway with a generous amount of storage space, large living/dining room with separate kitchen, two double bedrooms, family bathroom and en suite. The property benefits from a large garage with a parking space in front.

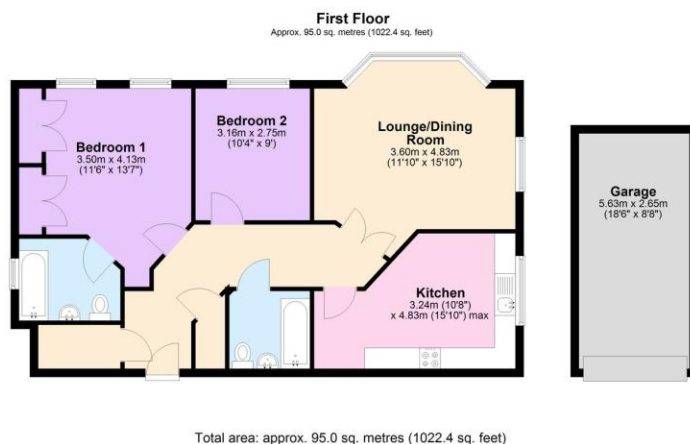
**LOCATION** Riverside Drive is a gated development just off Pershore Road, offering ease of access to Birmingham city centre amenities and facilities, but with the benefits that the leafy suburb of Selly Park has to offer—such as a short walk to Cannon Hill park (side gate key available to all the dwellers only for direct access from development) and Mac theatre. The location offers excellent road and transport links within minutes to Birmingham city centre, A38 to M6/M42, Five Ways train station and New Street station, Queen Elizabeth hospital, city amenities/plethora of independent restaurants of Edgbaston Village along with Moseley Village, whilst within walking distance are Birmingham University, the Dental school and Edgbaston cricket ground. The Priory tennis club and Edgbaston Golf club are within short walking distance, with the newly opened Grand Central, exclusive Mailbox and Bull Ring offering shopping boutiques in the city nearby.

**JAMES LAURENCE ESTATE AGENTS Agents Note:** We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the



## Floor Layout



Total approx. floor area 1,022 sq ft (95 sq m)

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. Made with Metropix ©2019.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements