



54 Riverside Drive  
Solihull, B91 3HR  
£300,000



Situated in one of the most sought-after developments in Solihull, this substantial second floor apartment with lift access briefly comprises; three bedrooms, one bathroom, large L-shaped living/dining room, fitted kitchen and guest WC. It further benefits from ample storage space, balcony area, tandem garage, off-road parking and access to well-kept communal gardens. There is also UPVC double glazing and gas central heating throughout. The property requires internal modernisation and is being offered with no onward chain.

Solihull offers an excellent range of amenities to include; the renowned Touchwood shopping centre and Tudor Grange leisure centre with swimming pool, park and athletics track. There are schools to suit all age groups including public and private schools for both boys and girls. The local railway station ("Solihull") is only 1.5 miles away and provides direct trains to Birmingham City Centre and London Marylebone. In addition, the National Exhibition Centre (NEC) and Birmingham International Airport (BHX) are within an approximate 10 minute drive, while the nearby M42 provides fast links to the M1, M5, M6 and M40 motorways.



From the parking area, there is a communal front door (with video intercom system), which provides entrance to the communal hallway, where there is a lift and staircase that rises to the top floor. This property is located on the second floor and a timber door opens into:

#### **Entrance Hall**

9'6" x 6'6" (2.90m x 2.00m)

With security control panel, intercom system, central heating thermostat, and radiator.

#### **Kitchen**

11'1" x 9'2" (3.40m x 2.80m)

UPVC double glazed window with built-in extractor fan, fitted kitchen with a range of wall, drawer and base units with roll top laminate work surface over, inset stainless steel sink unit with mixer tap over, built-in "Neff" double oven and grill, integrated "Neff" microwave, inset 4-ring "Neff" gas hob, integrated "Neff" fridge-freezer, space and plumbing for an automatic washing machine and tumble dryer, breakfast bar, tiling to splashbacks, radiator, and tiled flooring.

#### **L-Shaped Living/Dining Room:**

##### **Living Area**

15'8" x 12'1" (4.80m x 3.70m)

UPVC double glazed windows, and radiator.

##### **Dining Area**

12'9" x 9'2" (3.90m x 2.80m)

Glazed door with matching side panel leading to the balcony, and radiator.

##### **Guest WC**

4'11" x 3'7" (1.50m x 1.10m)

Low level WC, corner wash hand basin with mixer tap, extractor fan, and tiling to splashbacks.

##### **Bedroom One**

19'8" (max)/17'0" (min) x 12'1" (6.00m (max)/5.20m (min) x 3.70m)

L-shaped; with UPVC double glazed windows, glazed door with matching side panel leading to the balcony,

built-in wardrobe with hanging rail and shelving, and radiator.

##### **Bedroom Two**

12'1" x 11'1" (3.70m x 3.40m)

UPVC double glazed window, built-in wardrobe with top boxes, fitted dressing table with drawers, and radiator.

##### **Bedroom Three**

10'9" x 7'10" (3.30m x 2.40m)

UPVC double glazed window, built-in wardrobe, and radiator.

##### **Main Bathroom**

8'6" x 6'10" (2.60m x 2.10m)

UPVC double glazed window, 3-piece suite comprising; panelled bath with "Mira" electric shower and glazed screen over, low level WC with concealed cistern, vanity unit with inset wash hand basin and mixer tap over, tiling to splashbacks, radiator, and tiled flooring.

##### **Inner Hallway**

15'1" (max)/5'10" (min) x 2'11" (4.60m (max)/1.80m (min) x 0.90m)

With three storage cupboards, one of which houses the floor mounted "Potterton" gas-fired boiler with insulated copper hot water cylinder with insulation jack and plastic cold water header tank above.

##### **Balcony**

With metal balustrade and quarry tiled flooring.

##### **Tandem Garage**

31'9" x 8'6" (9.70m x 2.60m)

With electrically operated up-and-over door, lighting, power, and solid concrete floor.

##### **Outside**

The property is surrounded by mature communal gardens and there is ample unallocated parking.

##### **Additional Information**

Services:

All mains services are connected to the property.

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 50 Mbps.

For more information visit: <https://checker.ofcom.org.uk/>

Tenure:

The property is Leasehold with a term of 999 years from 27th December 2001. Vacant possession will be given upon completion of the sale.

We believe the service charge to be £2109.82 paid half yearly on the 25th December & 24th June, and the ground rent to be £22.50 paid half yearly, with Cannon Jones Estate Management Ltd as the managing agents.

Council Tax:

Solihull Metropolitan Borough Council - Band E

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

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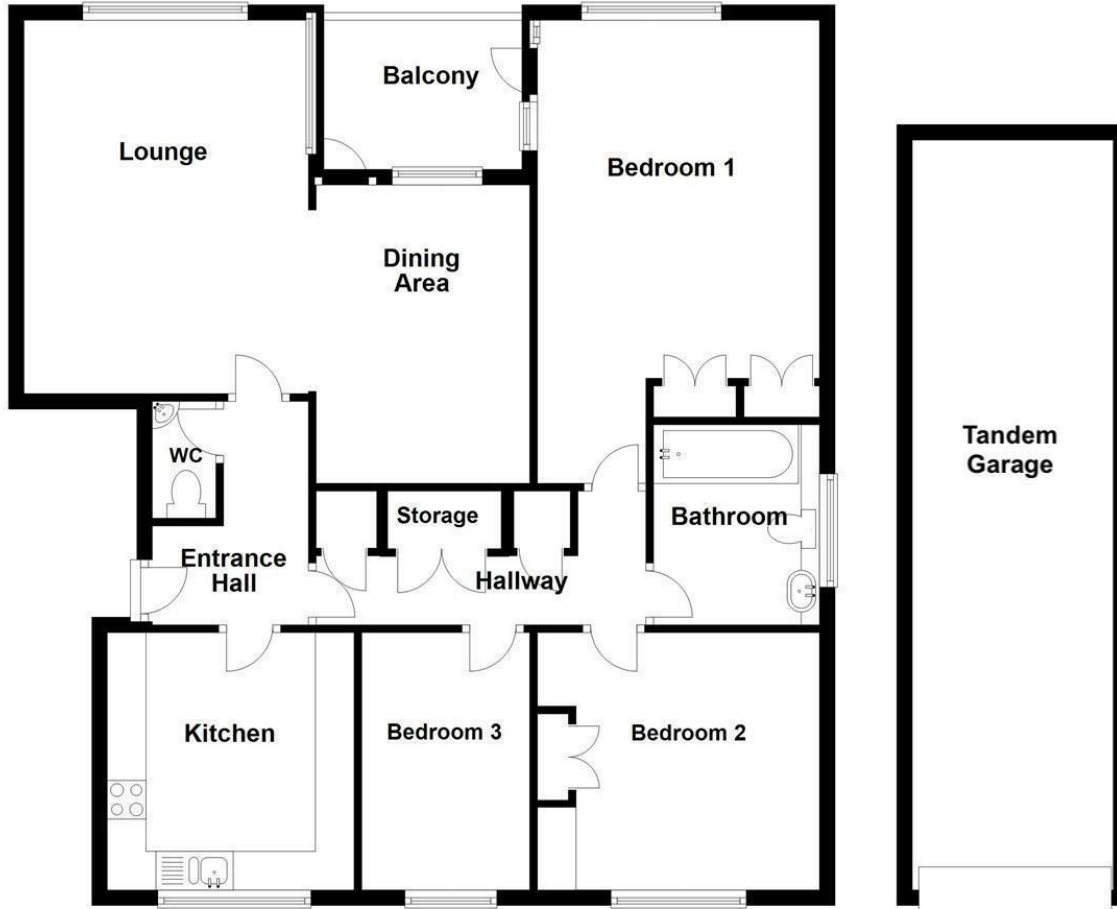






## Second Floor Apartment

Approx. 124.4 sq. metres (1339.3 sq. feet)



Total area: approx. 124.4 sq. metres (1339.3 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.

Plan produced using PlanUp.

