



Riverside Drive, Solihull

Guide Price £400,000





PROPERTY OVERVIEW

We are pleased to present this stunning two-bedroom apartment located in a highly sought-after area. Situated on the second floor with lift access to all levels, this property has been meticulously updated by the current owner. The apartment has been reconfigured into a spacious two bedroom layout, with a large open plan kitchen. The apartment features a beautiful open plan living and dining room that is flooded with natural light. The open plan kitchen and dining area boasts fully integrated appliances, high quality cabinets and quartz worktops with ample space for a dining table. Both bedrooms have fitted double wardrobes. A modern family bathroom services both bedrooms, with additional storage cupboards and a guest toilet available. The property also includes a delightful south facing balcony with views of the communal gardens, ensuring a peaceful retreat. Residents will benefit from an abundance of natural light, a communal entrance with an intercom system, and a share of the freehold. Furthermore, a large tandem garage with an electric door, along with ample off-road parking.





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

- Two Bedroom Second Floor Apartment
- Abundance Of Natural Light Throughout
- Open Plan Living / Dining Room
- Fitted Kitchen / Diner
- Two Double Bedrooms
- Family Bathroom
- Balcony With Excellent Views
- Share Of Freehold
- Large Tandem Garage



HALL

WC

4' 6" x 3' 1" (1.37m x 0.94m)

LIVING ROOM

15' 11" x 11' 9" (4.85m x 3.58m)

DINING ROOM

13' 3" x 9' 1" (4.04m x 2.77m)

**BALCONY**

8' 11" x 7' 1" (2.72m x 2.16m)

KITCHEN/DINER

18' 0" x 11' 0" (5.49m x 3.35m)

PRINCIPAL BEDROOM

14' 8" x 12' 0" (4.47m x 3.66m)

BEDROOM TWO

12' 0" x 11' 0" (3.66m x 3.35m)

BATHROOM

8' 6" x 6' 3" (2.59m x 1.91m)

TOTAL SQUARE FOOTAGE

108 sq.m (1163 sq.ft) approx.

OUTSIDE THE PROPERTY**COMMUNAL GARDENS****LARGE TANDEM GARAGE****ITEMS INCLUDED IN THE SALE**

Bosch integrated oven, Bosch integrated hob, Caple extractor, Bosch fridge, Bosch freezer, Bosch dishwasher. Bosch washer/dryer, all carpets and blinds, some curtains and light fittings, electric garage door and racking in garage.

ADDITIONAL INFORMATION

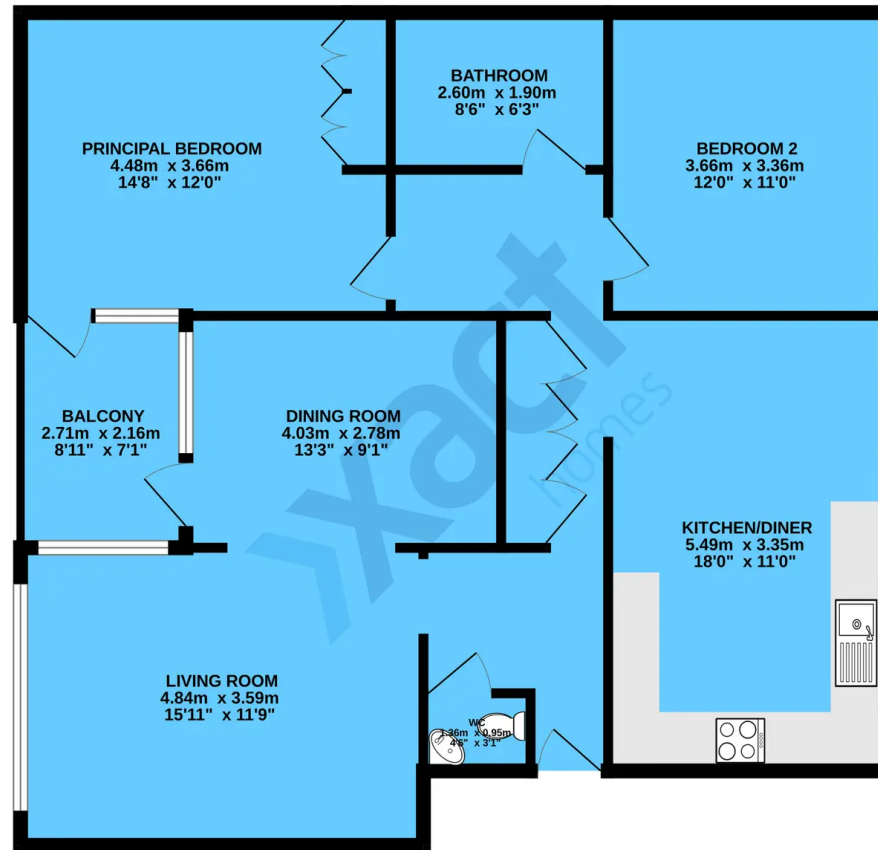
Services - water meter, mains gas, electricity and sewers. Broadband - Vodafone. Service charge - £4,100 pa. Ground rent - £45 pa

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



SECOND FLOOR



TOTAL FLOOR AREA: 108.0 sq.m. (1163 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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