



Riverside Drive, Solihull

Guide Price £340,000





#### PROPERTY OVERVIEW

A rare opportunity to purchase this second floor spacious flat, benefiting from gas central heating and double glazing. This flat is in easy walking distance of Solihull Town Center and Brueton Park, has been well maintained throughout and benefits from a south facing balcony. The accommodation in more detail comprises of: entrance hall, guest cloakroom, superb spacious lounge/dining room with sliding patio doors leading out onto a south facing balcony, fitted kitchen, three bedrooms, ensuite shower room, bathroom, double length garage and 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: Share of Freehold

- Three Bedroom Second Floor Apartment
- South Facing Balcony
- Well Maintained
- Spacious Lounge / Dining Room
- Fitted Kitchen
- Three Bedrooms
- Ensuite Shower Room
- Family Bathroom
- Double Length Garage





#### **ENTRANCE HALL**

#### **WC**

4' 11" x 3' 9" (1.49m x 1.15m)

#### **LOUNGE / DINING ROOM**

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16' 2" x 12' 1" (4.92m x 3.69m)

#### **DINING ROOM**

13' 5" x 9' 1" (4.09m x 2.78m)

#### **KITCHEN**

10' 11" x 9' 3" (3.32m x 2.82m)

#### **BALCONY**

#### **BEDROOM ONE**

19' 8" x 12' 5" (6.00m x 3.79m)

#### **ENSUITE**

#### **BEDROOM TWO**

11' 11" x 11' 4" (3.64m x 3.45m)

#### **BEDROOM THREE**

11' 4" x 8' 0" (3.45m x 2.43m)

#### **BATHROOM**

8' 9" x 5' 11" (2.67m x 1.80m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 107.3 sq.m. = 1155 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

#### **DOUBLE LENGTH GARAGE**

#### **COMMUNAL GARDENS**





#### **ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, washing machine, all carpets, all curtains, all blinds, fitted wardrobes in three bedrooms, all light fittings and an electric garage door.

#### **ADDITIONAL INFORMATION**

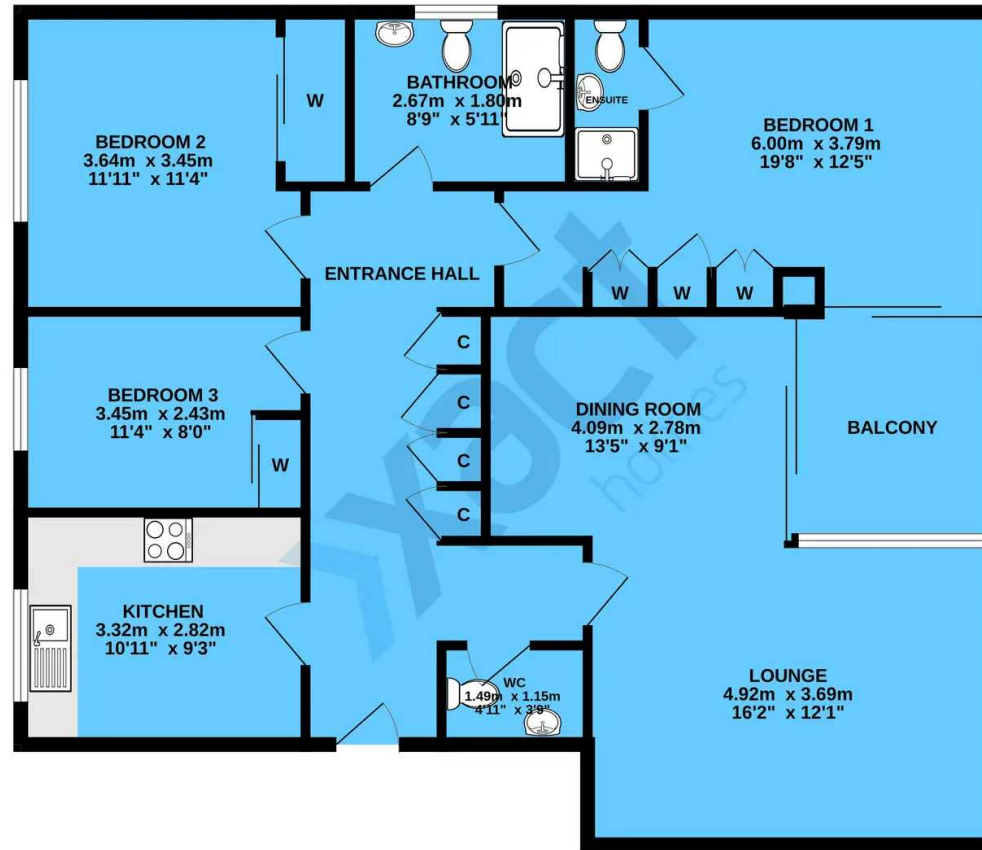
Services - mains gas, electricity and mains sewers.  
Broadband - TalkTalk. Service charge - £4160.00 (pa).  
Ground rent - £22.50 (pa).

#### **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.



## 2ND FLOOR



TOTAL FLOOR AREA: 107.3 sq.m (1155 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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