



Riverside Drive  
Solihull







## Property Description

This four bedroom top floor penthouse apartment abuts the scenic Brueton Park and edges onto the M42 access on the edge of Solihull Town Centre. In need of modernisation however price accommodating to offer the opportunity to develop and convert your very own home in one of the most desirable developments in Solihull.

The property comprises of: scenic communal grounds in keeping with nearby Brueton Park with various mature oak trees; communal entrance with communal door and bin store room at ground level; entrance hallway; cloakroom; fitted kitchen; L shape lounge; rooftop terrace hallway with plenty of storage cupboards; rooftop terrace spanning the full length of the building; separate utility room; additional hallway space leading to four bedrooms; master ensuite; family bathroom; tandem garage with additional store room to rear; and further unallocated parking to front of block.

Penthouse apartments are more than double the size of any standard apartments in the development. Suitable for downsizers, upsizers, persons requiring a bolt hold or desire a town centre location.

Agent's Note: please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will be pleased to check with our vendor client for you, especially if you are contemplating travelling some distance to view the property.

## Approach

Sweeping communal grounds with mature trees. Abutting Brueton Park.

## Entrance Hallway

Direct lift access, single glazed door to front aspect, meter cupboard and central heating radiator.

## Cloakroom

Single glazed window to rear aspect, hand wash basin, WC, part tiled and central heating radiator.

## Lounge/diner

24' max x 21' max ( 7.32m max x 6.40m max )  
L shape room, double glazed windows to rear and front aspect, double glazed patio doors to rear aspect (leading to rooftop terrace), electric fireplace, wall lights, two central heating radiators along with in skirting board central heating radiator.

## Kitchen

17' x 10' into recess ( 5.18m x 3.05m into recess )  
Two double glazed windows to front aspect, fitted kitchen with range of wall and base units with work surfaces over, sink and drainer, tiled to splashback areas, electric oven, gas hob, free standing fridge freezer, breakfast bar and central heating radiator.

## Rooftop Terrace Hallway

Double glazed window to rear aspect, double glazed patio door to side aspect and two storage cupboards.

## Rooftop Terrace

70' x 12' ( 21.34m x 3.66m )  
Outside wall lights, electrical sockets, water tap and part laid astro turf.

## Utility Room

Single glazed sky light, sink and drainer, base units, conventional Worcester Bosch Boiler, plumbing for washing machine.

## Bedroom Hallway

Storage cupboard, wall lights and central heating radiator.

## Bedroom One

12' into wardrobes x 14' ( 3.66m into wardrobes x 4.27m )

Double glazed windows to rear aspect, fitted wardrobes and central heating radiator.

## Ensuite

Double glazed window to side aspect and single glazed window to rear aspect, bath, shower cubicle, hand wash basin, bidet, WC and fully tiled.

## Bedroom Two

11' x 13' into recess ( 3.35m x 3.96m into recess )

Double glazed window to front aspect, TV point and central heating radiator.

## Bedroom Three

10' into wardrobe x 14' ( 3.05m into wardrobe x 4.27m )

Double glazed window to rear, built in wardrobes and central heating radiator.

## Bedroom Four

8' x 8' ( 2.44m x 2.44m )

Double glazed window to front aspect, built in wardrobes and central heating radiator.

## Family Bathroom

Double glazed window to front aspect bath with shower over, hand wash basin, shaver point, WC and fully tiled.

## Tandem Garage

34' x 8' 1" ( 10.36m x 2.46m )

Up and over door, power, lights, and extra storage room to rear (additional dimensions: 8.11 x 7.00)

## Unallocated Parking

Unallocated parking spaces to the front of the block.











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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29 High Street  
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EPC Rating: C

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/SOL204950](http://burchelledwards.co.uk/Property/SOL204950)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 27 Dec 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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