

Property details **approval form**

34 Riverside Drive, SOLIHULL, West Midlands, England, B91 3HH

Date: 12 August 2026

Property Ref and Version: SOL206474 - 0006

Selling your home with us!



○ **Let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

guide price £375,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 11 Jan 2008.

○ Key Features

- > Share of Freehold
- > No upward chain
- > Three-bedroom apartment
- > Private balcony accessible from the bedroom and lounge
- > Spacious lounge and separate dining room
- > Secure communal entrance with access to a lift
- > Highly desirable Solihull location
- > Excellent transport links to Solihull Town Centre and Knowle

○ Short Description

Spacious 3-bed apartment opposite Brueton Park in sought-after Solihull. Features lounge with dining room, bathroom, separate WC and balcony. Excellent links to Solihull, Knowle and the M42.

○ Long Description

Located in a highly sought-after area of Solihull, this well-presented three-bedroom apartment on the third floor enjoys a prime position directly opposite the beautiful Brueton Park.

Offering generous living accommodation throughout, the property features a bright and spacious lounge with dining room, a family bathroom, and an additional separate WC for added convenience.

A private balcony, accessible from the principal bedroom, and the lounge/dining room, provides an ideal space to relax and enjoy the surroundings.

The apartment's well-proportioned layout makes it perfect for families, professionals, or those looking to enjoy comfortable living in a desirable location.

Ideally situated, the property benefits from excellent transport links, with easy access to the M42 motorway and convenient connections to Knowle, Solihull Town Centre, and the surrounding areas. A range of local amenities, shops, restaurants, and leisure facilities are all within close proximity.

○ Directions

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☐ **Agent Note**

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○ Room Description

Entrance Hall

Radiator, ceiling light, wall sockets

Kitchen

12' x 9' 3" (3.66m x 2.82m)

Fitted kitchen, Bosch integrated dishwasher, Bosch Classix multifunction oven, Bosch microwave combination oven, Bosch Classix 5-burner gas hob, Bosch full-size heated drawer, Bosch integrated fridge/freezer, Bosch integrated washing machine 1400 spin, granite worktop, double glazing to front, ceiling light, wall socket, under-cabinet pyramid downlights

Bedroom Three

12' x 8' (3.66m x 2.44m)

Double glazing to front, ceiling light, wall socket, radiator

Bedroom Two

11' 9" x 11' 6" (3.58m x 3.51m)

Double glazing to front, double fitted wardrobe, radiator, wall sockets, ceiling light

Bathroom

Double glazing to side, bath, shower, ceiling light, heated towel rail, storage cupboard, w.c, Duravit wall hung storage unit, hand basin with Duravit vanity basin storage, underfloor programmable electric heating

Bedroom One

19' 11" x 12' 7" (6.07m x 3.84m)

Double glazing to rear, door leading to balcony, ceiling light, wall socket, double fitted wardrobes, radiator x 2

Balcony

8' 11" x 8' 8" (2.72m x 2.64m)

Access from the bedroom and Dining Room

Lounge/Dining Room

21' 5" x 16' 3" (6.53m x 4.95m)

Double glazing to rear, door leading to balcony, ceiling light, wall socket, radiator

Guest Wc

Wall mounted storage, ceiling light, radiator, hand wash basin

Garage

37' 5" x 8' 1" (11.40m x 2.46m)

Tandem with electric door

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☐ Room Description

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○ Property Images



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○ Property Images



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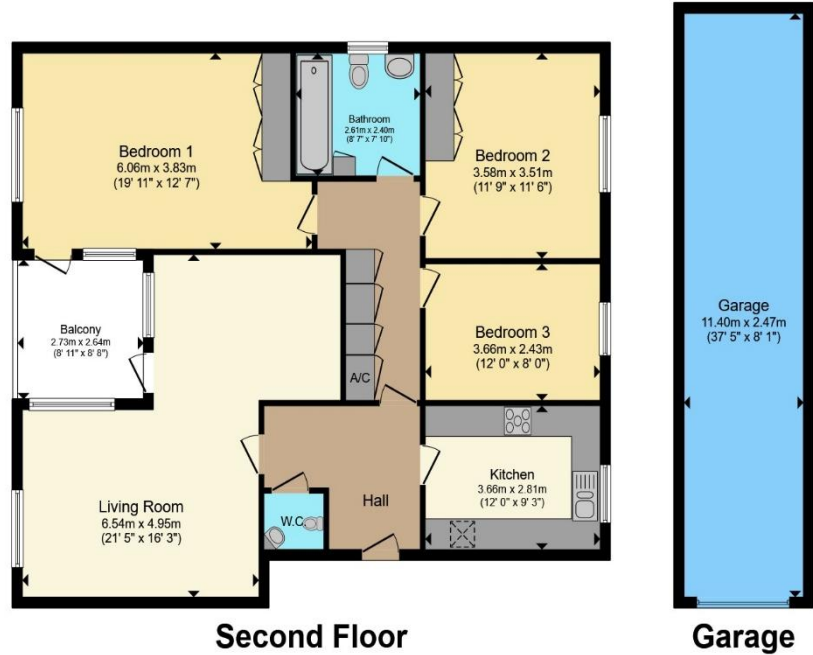
☐ **Property Images**



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○ Floor Plan



Total floor area 141.7 m² (1,525 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



○ Approval

Signature		Date
Daniel Jordan	<i>Daniel Jordan</i>	12/08/2026
Ms L. Griffin		

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