



69 RIVERSIDE DRIVE, SOLIHULL, B91 3HR
PURCHASE PRICE £295,000





PROPERTY OVERVIEW

This is a fantastic opportunity to purchase this superb third floor flat in one of the most sought after blocks in the Riverside development with splendid views over the communal gardens you can watch the sun go down over Brueton Park. The accommodation benefits from UPVC double glazing, gas central heating and has the added attraction of no upward chain. Riverside Drive is well located for Solihull town centre, Birmingham International airport and railway station and all motorway links. The property briefly comprises of:- reception hall, guest cloakroom, spacious lounge, dining area, south westerly facing balcony, fitted kitchen, inner hall, three good sized bedrooms, shower room, double length garage and communal gardens.

ACCOMMODATION ON THE THIRD FLOOR

Approached via the communal entrance hall with security door, staircase and lift.

FALT NO 69

With front door giving access through to:-

ENTRANCE HALL

With coved cornicing, central heating radiator, power points, security intercom phone and leading to:-

GUEST CLOAKROOM

With low flush wc, wall mounted wash hand basin with tiled splashback and extractor fan.

LOUNGE/DINING ROOM

LOUNGE

16' 0" x 11' 8" (4.88m x 3.58m) Having a feature Adam style fireplace with marble inset and hearth, incorporating an electric fire, coved cornicing, three wall light points, UPVC double glazed window with views over the communal gardens and Brueton Park, central heating radiator, TV point, power points and open aspect leading through to:-



DINING ROOM

13' 3" x 9' 6" (4.06m x 2.92m) Having tow central heating radiators, coved corning, four wall light points, central heating thermostat, power points, double glazed window and door leading out onto the balcony.

BALCONY

This flat enjoys a large balcony with superb views over the communal gardens and Brueton Park and has a south westerly facing aspect.

FITTED KITCHEN

10' 10" x 9' 5" (3.31m x 2.88m) Having an inset one and a half bowl sink unit with side drainer, cupboards beneath, an extensive range of base and wall cupboards, fitted appliances including a Bosh four ring electric hob, Neff double oven, built in microwave, larder fridge and freezer, Bosh dishwasher, plumbing for a washing machine, complementary wall tiles, UPVC double glazed window and power points.

INNER HALL

Having a comprehensive range of fitted storage cupboards and leading to:-

BEDROOM ONE (REAR)

19' 9" x 11' 11" (6.03m x 3.64m) UPVC double glazed window, extensive range of Strachan luxury fitted wardrobes, bedside drawers and dressing table, wall light point, double central heating radiator, double glazed window and door leading out onto the balcony and power points.

BEDROOM TWO (FRONT)

12' 0" x 10' 10" (3.66m x 3.32m) Two built in double wardrobes, double central heating radiator, double glazed window and power points.

BEDROOM THREE (FRONT)

10' 11" x 8' 8" (3.33m x 2.65m) UPVC double glazed window, central heating radiator, built in double wardrobe, newly fitted combi gas central heating boiler and power points.

BATHROOM

Being fully tiled, having a separate shower cubicle with power shower, pedestal wash basin, low flush wc, heated towel rail, central heating radiator and UPVC obscure glazed window.

OUTSIDE

DOUBLE LENGTH GARAGE

With remote controlled up and over door to the front.

COMMUNAL GARDENS

This property enjoys a south westerly facing aspect with superb views over the communal grounds and Brueton Park, mainly lawn, shrubs and mature trees.

TENURE

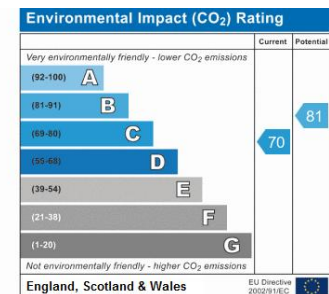
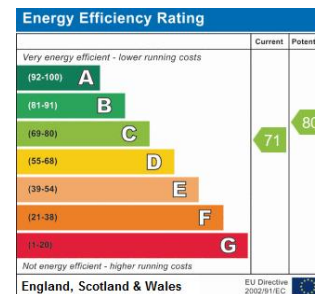
Share of the freehold

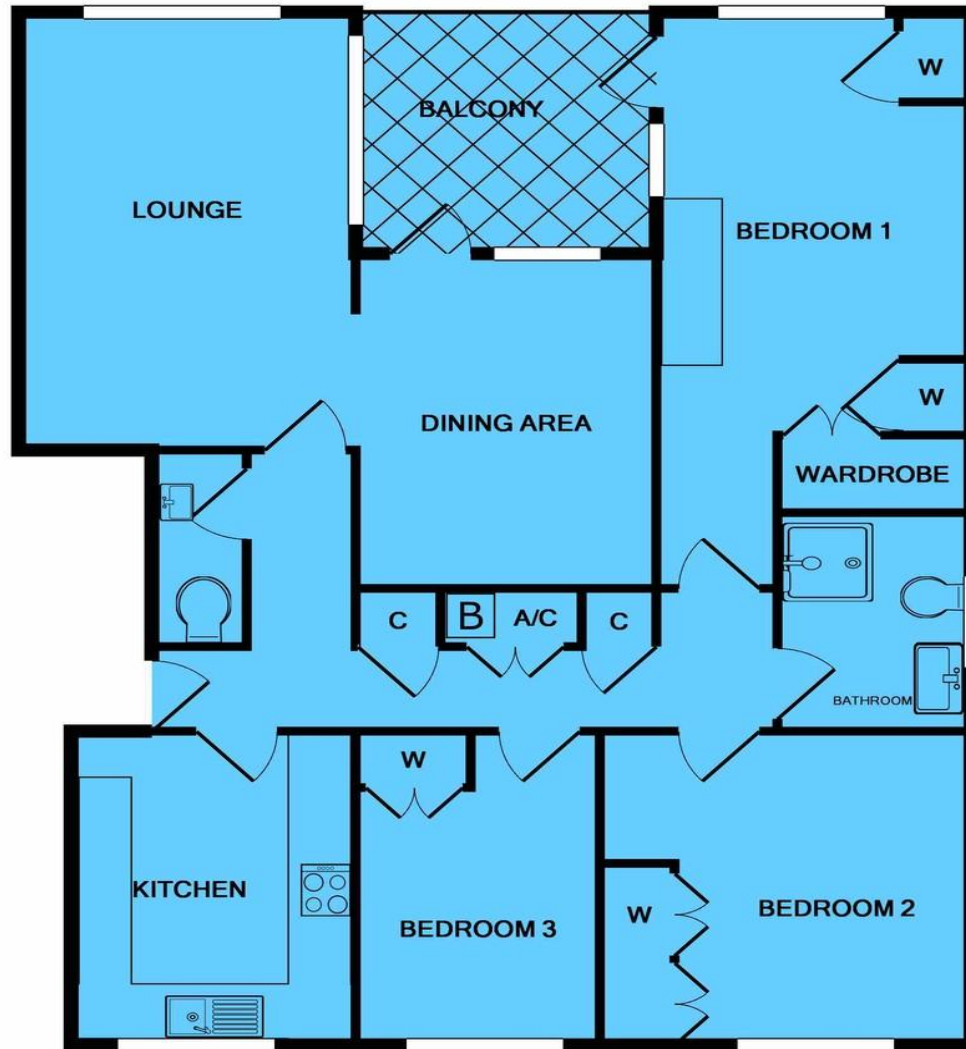
VIEWING

Via Xact in Solihull on 0121 712 6222.

COUNCIL TAX

Council Tax Band E





Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2017