



58 RIVERSIDE DRIVE, SOLIHULL, B91 3HR

PURCHASE PRICE £300,000

**DRAFT DETAILS**





## PROPERTY OVERVIEW

A superb opportunity to purchase this spacious three bedroom ground floor flat, which has been well maintained and decorated throughout, The accommodation benefits from gas central heating, UPVC double glazing and has the added attraction of having a refitted kitchen and bathroom. This flat has superb views over the communal grounds and enjoys a large south facing balcony. The property briefly comprises of:- reception hall, guest cloakroom, lounge;/dining room, fitted kitchen, three good sized bedrooms, en suite shower room, modern bathroom, balcony with south facing aspect and double length garage. Riverside Drive is well located for Solihull town centre, Birmingham International airport and railway station and all motorway links. In more detail the property affords:-

## ACCOMMODATION ON THE GROUND FLOOR

Approached via the communal entrance hall and staircase leading to:-

### FLAT NO 58

With front door giving access through to:-

### RECEPTION HALL

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

### GUEST CLOAKROOM

With low flush wc, pedestal wash basin with tiled splashback and Xpelair.

### LOUNGE/DINING ROOM

#### LOUNGE

16' 0" x 11' 8" (4.88m x 3.58m) Having a UPVC double glazed window overlooking the communal grounds and woodland, central heating radiator, feature Adam style fireplace with marble inset and hearth, incorporating an



electric fire, TV point, power points, further UPVC double glazed window and open aspect leading through to:-

#### DINING ROOM

13' 3" x 9' 6" (4.06m x 2.92m) Coved cornicing, central heating radiator with radiator cover and UPVC double glazed sliding patio doors leading out onto the balcony.

#### BALCONY

With tiled floor and superb views overlooking the communal grounds and woodland.

#### FITTED KITCHEN

10' 9" x 9' 5" (3.30m x 2.88m) Having an extensive range of fitted units, comprising of an inset stainless steel sink unit with side drainer, cupboards beneath, a range of base and wall cupboards, breakfast bar, built in four ring ceramic hob with extractor hood over, plumbing for a washing machine and dishwasher, complementary wall tiles, UPVC double glazed window, Xpelair, power points, built in oven, microwave and space for a fridge/freezer.

#### INNER HALL

Having useful storage cupboards, drying cupboard, further cupboard housing the gas central heating boiler with time control and leading to:-

#### BEDROOM ONE (REAR)

19' 9" x 11' 11" (6.03m x 3.64m) Having an extensive range of luxury fitted wardrobes with a recess for two single beds, dressing table, bedside drawers, fitted shelves, coved cornicing, power points, double central heating radiator, UPVC double glazed window, double glazed sliding patio doors leading out onto the balcony and further door leading to:-

#### EN SUITE SHOWER ROOM

Being fully tiled, having a separate shower cubicle with power shower, pedestal wash basin, central heating radiator and electric shaver point.

#### BEDROOM TWO (FRONT)

12' 0" x 10' 10" (3.66m x 3.32m) Having an extensive range of luxury fitted wardrobes, fitted drawers, bedside drawers and cupboards, UPVC double glazed window, central heating radiator 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 and power points.

#### REFITTED BATHROOM

Being fully tiled comprising of a modern white suite, having a P shaped bath with power shower over, shower screen, low flush wc, vanity wash basin with cupboard beneath, central heating radiator and UPVC obscure glazed window.

#### OUTSIDE

#### DOUBLE LENGTH GARAGE

With up and over door to the front.

#### COMMUNAL GARDENS

The flat enjoys a south facing aspect to the rear mainly lawn, shrubs, evergreens and mature trees.

#### TENURE

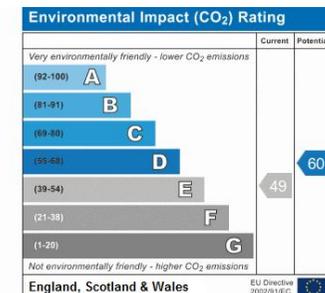
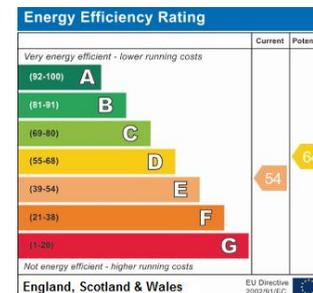
Share of the Freehold

#### 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  
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