melvyn Danes
ESTATE AGENTS

Riverside Drive

Solihull

Offers Around £450,000

Description

An enviable location for this refurbished fourth floor penthouse apartment with well tended mature grounds with riverside views.

Set on the edge of Brueton and Malvern park in central Solihull this property is close to the local amenities of Solihull town centre with it's vibrant Touchwood shopping centre and superb restaurants and hostelries.

There are excellent transport links with junction 5 of the M42 on your doorstep linking the midlands motorway network.
Solihull train station provides access to Birmingham town centre, the surrounding suburbs and London.

Well regarded schooling can be found at St Alphege Primary, Tudor Grange Academy and the infamous Solihull School.

Set in mature grounds opposite the Brueton park in this highly desirable location in Solihull this exclusive apartment offers secure, private and spacious accommodation.

A tandem garage with electric door providing parking for two vehicles.

The secure communal entrance has a lift directly into the apartment entrance hallway with doors to the spacious lounge diner and sliding doors to the full length balcony with stunning views over the surrounding area.

There is a spacious refitted kitchen diner, utility and guest cloaks WC, the master bedroom suite has a dressing room, doors to the balcony and refitted ensuite bathroom with views over the river. Two further bedrooms and a refitted bathroom can be found from the inner hallway.

The balcony runs the full length of the apartment with doors from the lounge diner, master bedroom and bedroom 2.

Accommodation

ENTRANCE HALLWAY

GUEST CLOAKS WC

LOUNGE DINER
23'5 max x 21'1' (7.14m max x 6.43m')

KITCHEN
17'3 x 10'10 max (5.26m x 3.30m max)

UTILITY

MASTER BEDROOM SUITE
26'3 max x12'11 (8.00m max x3.94m)

EN SUITE

BEDROOM 2
14'2 x 10'11 (4.32m x 3.33m)

BEDROOM 3
9'3 x 8'5 (2.82m x 2.57m)

BATHROOM

BALCONY

TANDEM GARAGE & STORE ROOM

TENURE: We are advised that the property is Leasehold with approx 975 years remaining.

SERVICE CHARGE: Approx £2,723.80 half yearly

GROUND RENT: Approx £37.50 half yearly

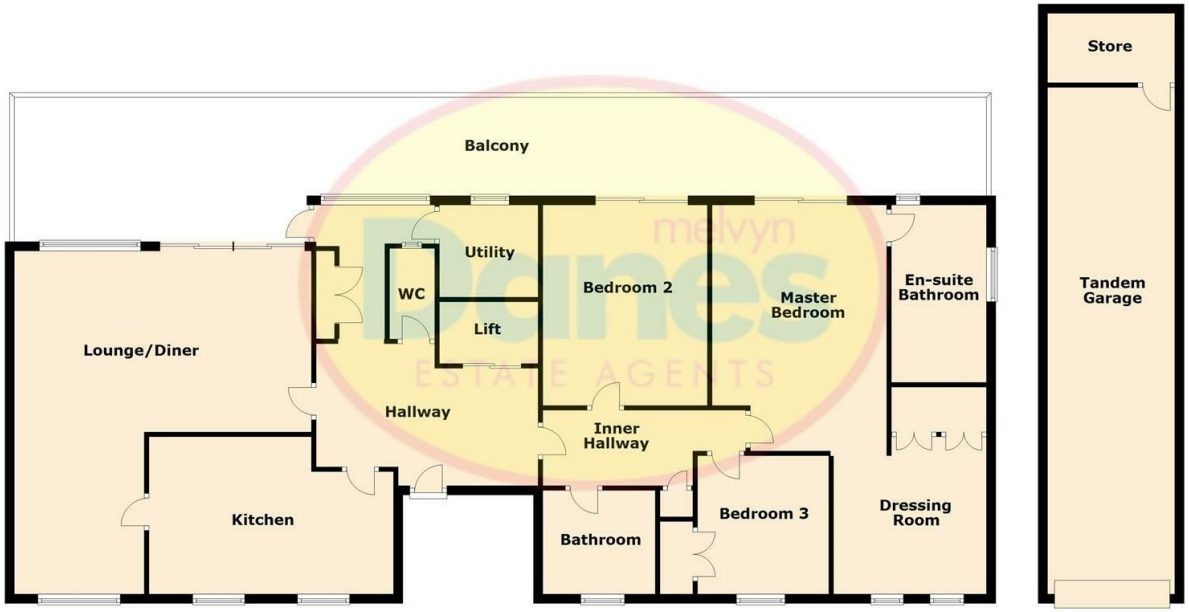
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

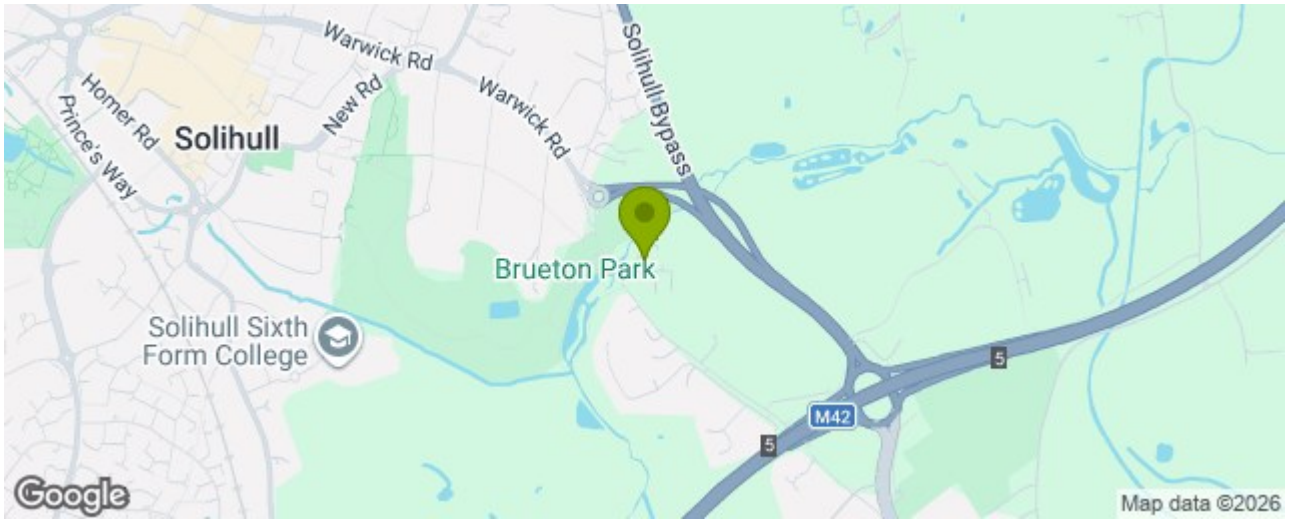
BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 12/03/2026 we understand that the standard broadband download speed at the property is around 1000 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 5000 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

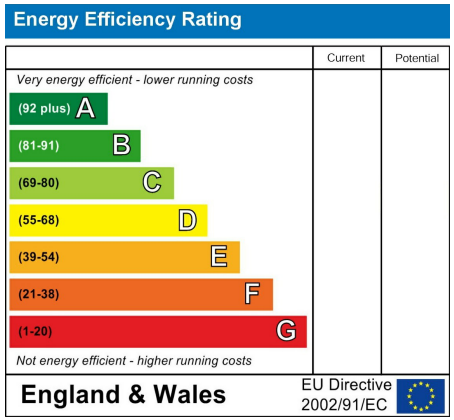
REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

Fourth Floor





7 Riverside Drive Solihull Solihull B91 3HH
Council Tax Band: G



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.