

Riverside Bungalow, Riverside Drive,  
Solihull, B91 3HH

Offers in excess of **£199,950**

- Unique Semi Detached Bungalow
- Two Bedrooms
- Private Rear Garden
- Extensive Communal Grounds/Gardens
- 999 Year Lease & No chain
- Energy Efficiency Rating - D

0121 709 3300

# Riverside Bungalow, Riverside Drive, B91 3HH

Riverside Bungalow offers a unique opportunity to acquire a semi detached two bedroom bungalow on the exclusive Riverside Drive development with its own private garden and garage, yet enjoying all the benefits of the community including the use of the extensive communal gardens and grounds. The property will have the benefit of a new 999 year lease.

## APPROACH

Via a communal access driveway to the development, communal grounds to front aspect, pathway leading to front door.

## RECEPTION HALLWAY

Central heating thermostat, door to:

## STORE ROOM

Having shelving and coat hooks.

## LIVING ROOM

13' 5" (4.08M) X 11' 5" (3.48M)

Double glazed sliding patio doors to rear aspect, central heating thermostat, central heating programmer, ceiling light point.

## FITTED KITCHEN

10' 6" (3.19M) X 6' 4" (1.93M)

A range of fitted wall and base units with work surface over, inset stainless steel sink and drainer unit, integrated four ring gas hob, built in electric oven with stainless steel extractor canopy hood over, integrated fridge, ceramic tiling to splash prone areas, ceramic floor tiling, double glazed window to front aspect.

## BEDROOM ONE

12' 10" (3.92M) X 11' 2" (3.4M)

Double glazed window to rear aspect.

## BEDROOM TWO

13' 1" (3.99M) X 8' 2" (2.48M)

Double glazed window to front aspect.



### BATHROOM

White three piece suite, panel bath with mixer taps and electric shower over, wash hand basin, low level flush wc, part tiled walls, double glazed window.

### PRIVATE REAR GARDEN

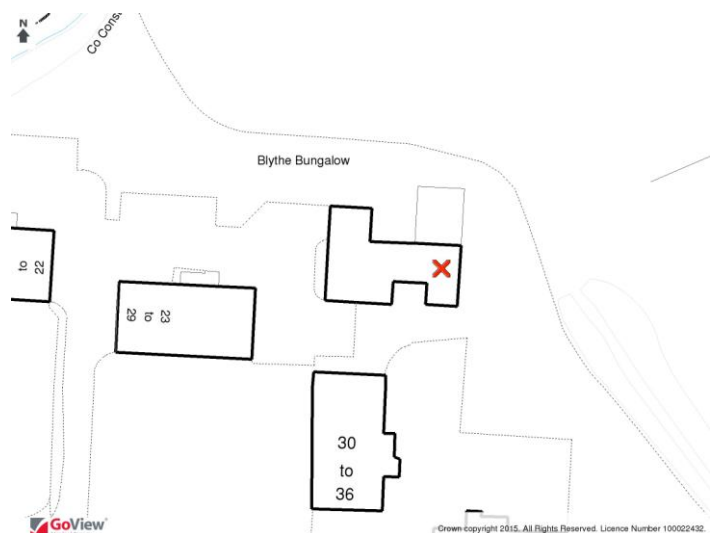
Patio area, shaped lawn, shrubs to borders, timber fencing to perimeter, external water tap, gated entrance to the side.

### SINGLE GARAGE

Up and over door.

### PLEASE NOTE

The property will benefit from a new 999 year lease upon completion.



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Approximate Gross Internal Area  
62.4 sq m / 672 sq ft

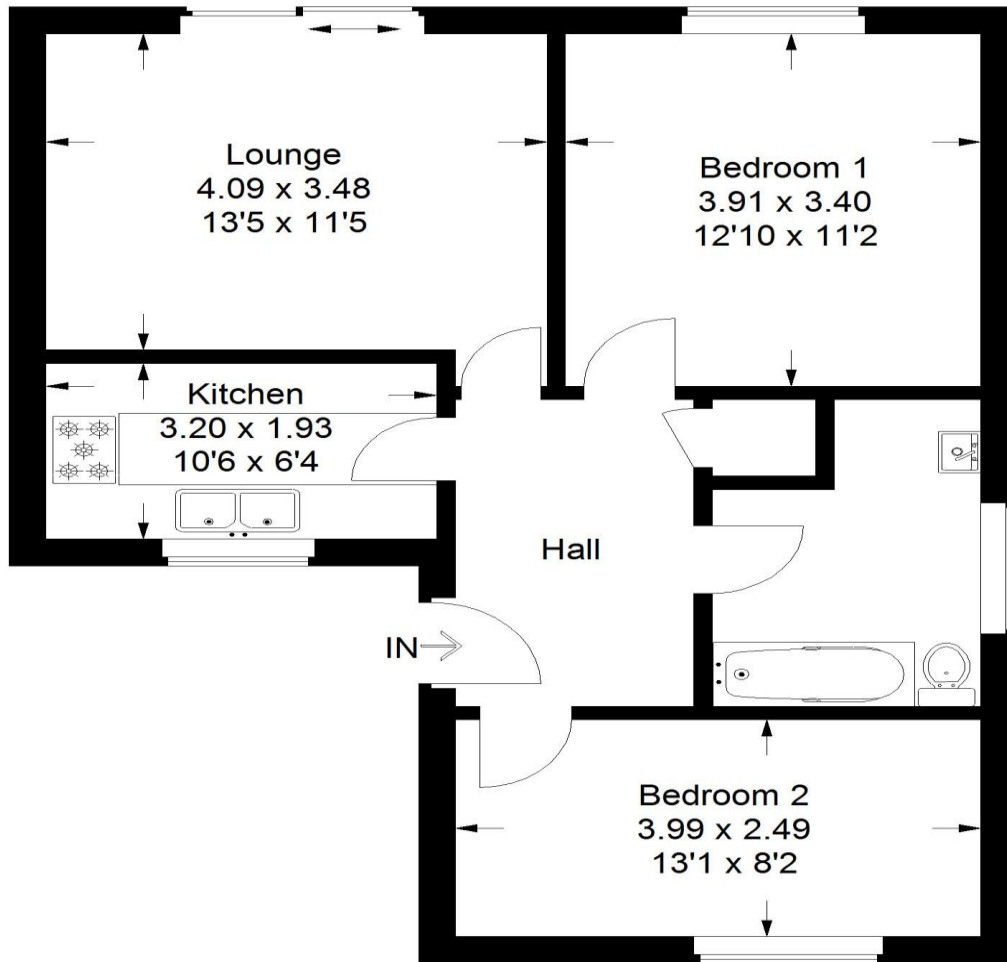


Illustration for identification purposes only,  
measurements are approximate, not to scale.



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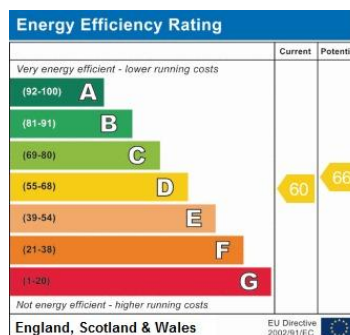
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