



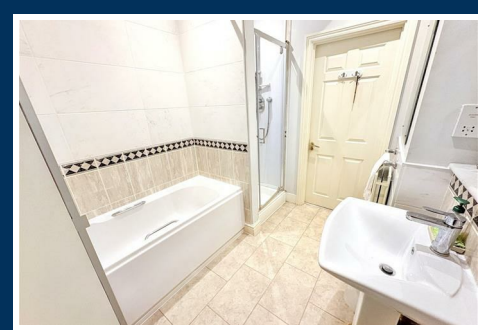
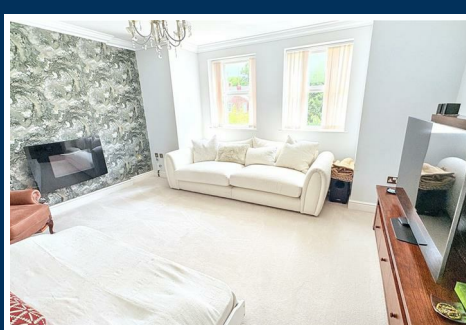
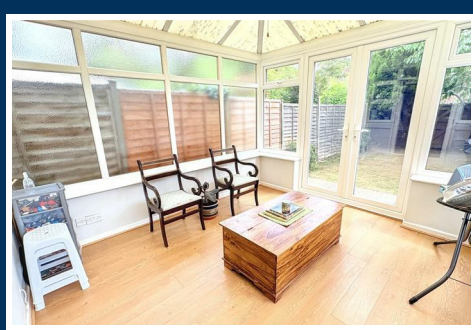
20 Riverside Drive

Selly Park, Birmingham, B29 7ES

Offers Over £385,000



Lovely modern family home located in this impressive Riverside development in Selly Park. Ideally located for access to the nearby Cannon Hill Park including the Nature Centre, MAC Theatre (all within walking distance), QE Hospital and Birmingham University the property also offers excellent access into the City Centre via the nearby transport links. The property is situated in a secure, gated development and offers the following well proportioned, centrally heated and double glazed accommodation; off road parking, hallway, garage, utility, downstairs WC, impressive kitchen/diner with doors opening onto a well maintained rear garden. To the first floor is a living room, bedroom and four piece bathroom with a further staircase leading to the second floor, benefiting from two further bedrooms with the main bedroom having an en-suite shower room. Energy Performance Certificate is C. To fully appreciate the accommodation on offer please contact our Moseley office to arrange your viewing.



Approach

With pathway leading to a front entry door opening into:

Entrance Hallway

With wooden glazed door and windows opens into hallway with laminate wood effect flooring, ceiling light point, central heating radiator, recessed spots to ceiling, picture rail, stairs giving rise to the first floor landing and doors opening into:

Ground Floor WC

2'5" x 6'4" (0.76 x 1.94)

With hidden cistern low flush WC, wall mounted sink with hot and cold mixer tap, extractor fan, central heating radiator, tiled flooring and recess spots to ceiling.

Garage

8'5" x 17'4" (2.58 x 5.29)

With ceiling strip light, two ceiling light points, and space facility for washing machine, tumble dryer and fridge freezer.

Kitchen/Diner

15'0" x 21'9" x 4'11" (4.59 x 6.65 x 1.52)

With a selection of wall and base units with quartz work surface over incorporating sink and drainer with mixer tap over, built-in cooker, hob with extractor over, tiled splash backs, space for dishwasher, laminate flooring, recessed spots to ceiling, central heating radiator and double glazed French doors with accompanying side windows opens into:

Conservatory

11'6" x 10'3" (3.52 x 3.14)

With double glazed French doors with accompanying

side windows to the rear aspect, obscured double glazed windows to the side aspects, laminate wood effect flooring and ceiling light point with fan.

First Floor Accommodation

From the first floor landing stairs gives rise to the first floor landing with two ceiling light point, central heating radiator, double glazed window to the rear aspect, stairs gives rise to the top floor landing and doors opening into:

Bedroom One

7'11" x 8'6" (2.42 x 2.61)

With double glazed window to the front aspect, ceiling light point, cornice to ceiling and central heating radiator.

Living Room

15'1" x 12'8" (4.60 x 3.88)

With two double glazed windows to the rear aspect, ceiling light point, coving to ceiling and central heating radiator.

Bathroom

7'10" x 3'8" x 8'9" (2.41 x 1.13 x 2.69)

With recessed spots to ceiling, panel bath with hot and cold tap, low flush WC, sink on pedestal, walk-in shower cubicle, central heating radiator, tiled flooring, tiling to walls and recessed spots to ceiling.

Top Floor Landing

From the first floor landing stairs gives rise to the top floor landing with ceiling light point, loft access point and doors opening into:

Bedroom Two

10'2" x 11'9" x 15'1" (3.10 x 3.60 x 4.62)

With double glazed window, ceiling light point,

coving to ceiling, central heating radiator, storage to eaves, door opening into storage cupboard and further door opening into:

En-Suite

5'9" x 8'2" (1.77 x 2.49)

With shower cubicle with shower over, low flush WC, wash hand basin with hot and cold mixer tap, tiled flooring, tiling to splash back and central heating radiator.

Bedroom Three

12'5" x 12'7" (3.79 x 3.86)

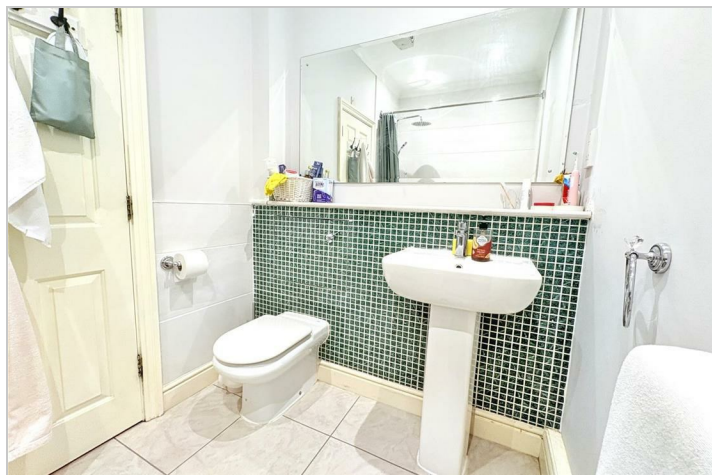
With two Velux windows, ceiling light point, coving to ceiling, central heating radiator and door opening into storage cupboard.

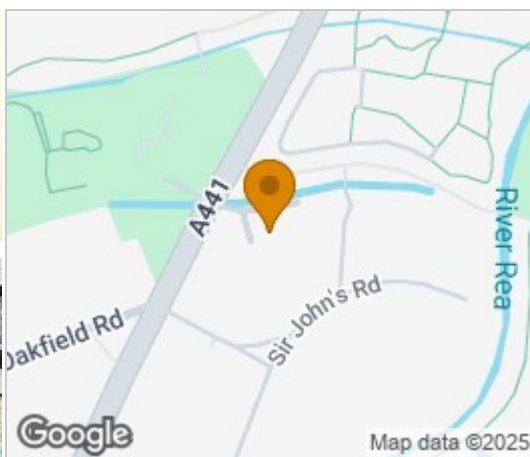
Council Tax Band

The Council Tax Band for 20 Riverside Drive, B29 7ES as per the government website, is F. As per Birmingham city council website, the payments are £3,231.22 per annum. (subject to your legal representative)

Service Charges

We have been advised from our vendor that the service charges for the communal gate maintenance, lighting and gardens for the estate is £60.00 per month





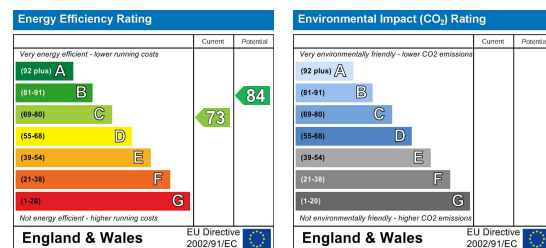
Floor Plan



Viewing

Please contact our Rice Chamberlains Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.