



22 Mallards Reach, Solihull B92 7BX

www.simonburthomes.co.uk

£190,000

Key Features

Lift Access / Reception Hall
 Living Room with Sun Balcony
 Fitted Breakfast Kitchen
 Two Double Bedrooms
 Bathroom
 Electric Underfloor Heating
 Double Glazing
 Use of Internal Storage/Drying Room
 Garage En-Bloc
 Delightful Gardens Adjacent to Olton Mere

Vendor's Comments

We have spent many happy years at Mallards Reach; it's a very spacious apartment in a beautiful and serene setting. The grounds are beautifully maintained and set in a very peaceful location, with no traffic noise since we are well set back from the road. There is an abundance of wildlife right outside the doorstep as we're set right next to Olton Mere; it's so lovely to wake up, sit on the balcony with a coffee and watch the wildlife and boats sailing on the lake.

The views from the estate over Olton Mere are stunning and you can obtain access to the lake, which is only a 10 minute walk; it's a real hidden gem in the middle of Solihull.

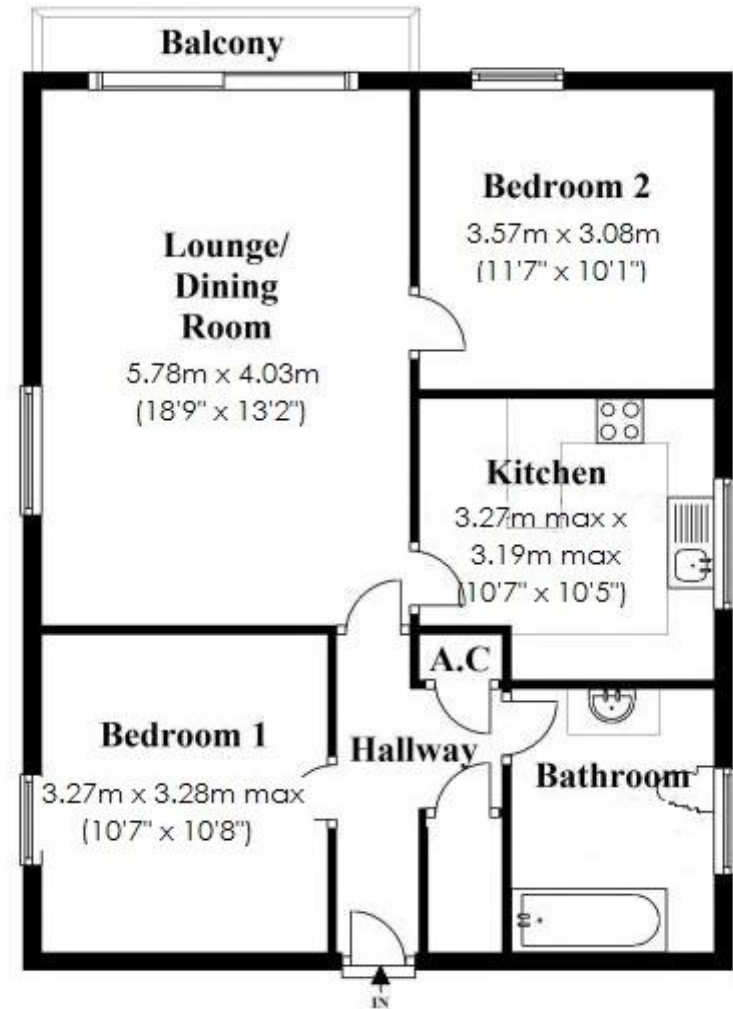
The flat is very spacious and has a lovely calm atmosphere. We're not overlooked and the views from the balcony are stunning. The off road parking and spacious garage is a real bonus. One of the main benefits of the flat is the fantastic location; 10 minutes walk to Olton stations with train and bus links directly to Solihull and Birmingham. Dovehouse Parade shops are only a 5 minute drive away.

Tenure

We have been advised that the property is LEASEHOLD with in excess of 900 years remaining and subject to an annual ground rent of £1,700 per annum. However, you should check this with your legal advisor before exchanging contracts.

Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk



Total area: approx. 72.2 sq. metres (777.5 sq. feet)

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Energy Efficiency Rating

