



11 Mallards Reach, Solihull B92 7BX

£187,000

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Key Features

First Floor Apartment
Lift Access / Entrance Hall
Spacious Dual Aspect Living Room
Inner Hallway / Re-Fitted Kitchen
Two Double Bedrooms
Re-Fitted Bathroom and Separate WC
Electric Underfloor Heating
Double Glazing
Communal Gardens
Communal Parking / Garage
955 Year Lease

11 Mallards Reach is a beautifully presented, two double bedroomed, spacious, first floor, apartment, set within delightful grounds overlooking Olton Mere.

Tenure

We have been advised that the property is LEASEHOLD. The service charge which includes the ground rent is £1 700 per annum, paid half yearly. However, you should check this with your legal advisor before exchanging contracts.

Vendor's Comments

We originally bought the flat as an investment and it was rented for over 3 years.

When we downsized we realised what a perfect location it was and moved in ourselves. The peace and quiet and wildlife from the woods is a great treat.

Time to relocate sadly.

Local Schools

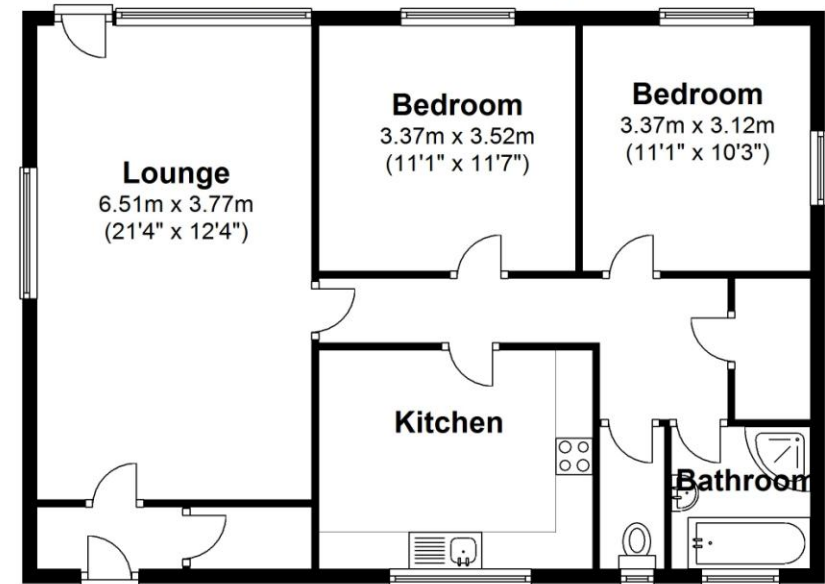
Our Lady of Compassion Catholic Primary School
Kineton Green Primary School
Oak Cottage Primary School
Langley Primary School

Local Authority

Solihull Metropolitan Borough Council

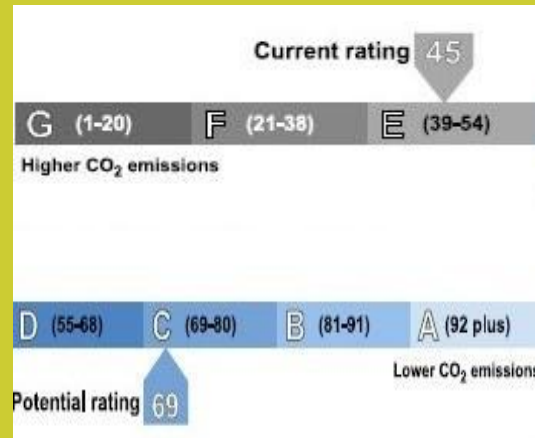
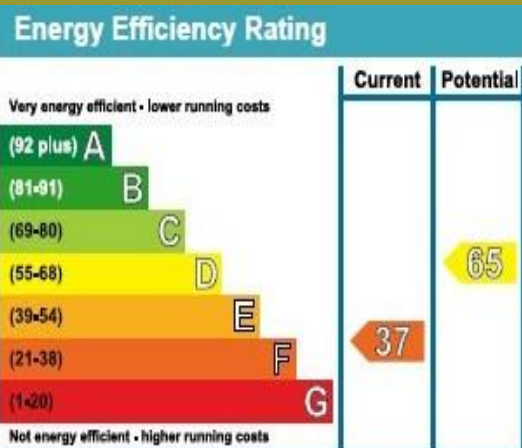
Ground Floor

Approx. 79.0 sq. metres (850.2 sq. feet)



Viewing Arrangements

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



Total area: approx. 79.0 sq. metres (850.2 sq. feet)

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