



23 Mallards Reach, Solihull B92 7BX

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£180,000



## Key Features

Third Floor Apartment  
Communal Entrance Hall with Security Intercom and Lift Access  
Living Room / Inner Hallway /Kitchen  
Two Bedrooms  
Bathroom / Separate WC  
Electric Storage Heating  
Double Glazing / Balcony  
Garage En-Bloc  
Views over Well Maintained Communal Gardens  
Long Lease

23 Mallards Reach is a tastefully presented, third floor apartment, set within beautifully maintained communal gardens in this highly popular residential area.

## Tenure

We have been advised that the property is LEASEHOLD having 999 years unexpired from 25th December 1971. No Ground Rent is applicable and there is a Service Charge of £1,700 per annum paid half yearly. However, you should check this with your legal advisor before exchanging contracts.

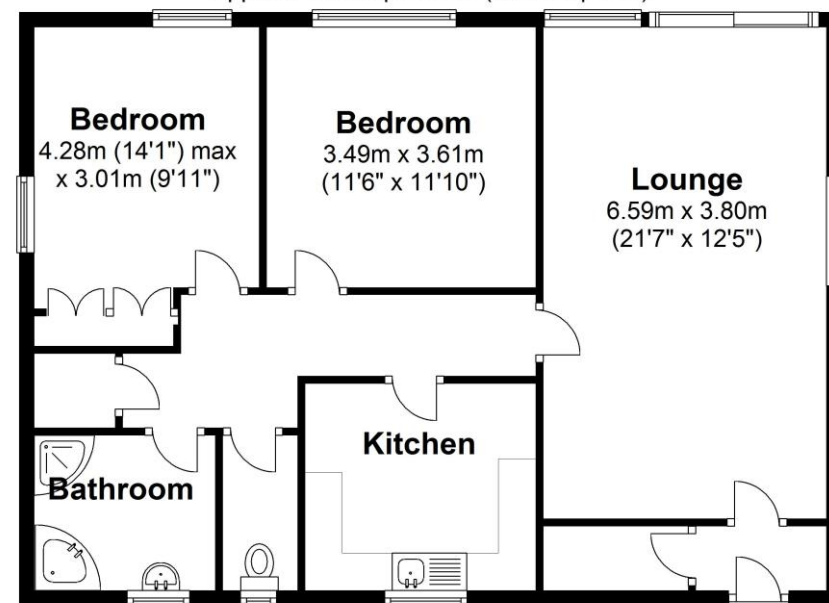
## Vendors Comments

We purchased this apartment some 36 years ago because it was close to Solihull airport which we could fly into and avoid both Heathrow and Gatwick. I was working at the time in Nigeria and returned to England 3 times a year for several weeks at a time so a home base with refrigerator full of food and a wardrobe with clothes it was welcome. We returned to England in 1984 and have since enjoyed all the amenities of Solihull including the shops, restaurants, parks and theatre as well as being close to Birmingham city centre,

It is pleasant to sit on the balcony during the summer to enjoy the view over the well maintained grounds and at weekends to watch the dinghies sailing on Olton Mere. Some of course turn over in the breeze and have to be rescued. The balcony doors that face North can be left open during the summer when it is extremely warm. The rooms are spacious and can be comfortable with furniture of your choice. The roof has 7 inch thick insulation on it and so it may be possible to reactivate the underfloor heating that was disconnected several years ago.

## Ground Floor

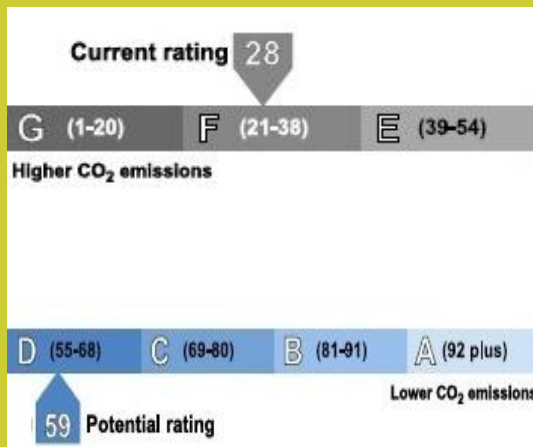
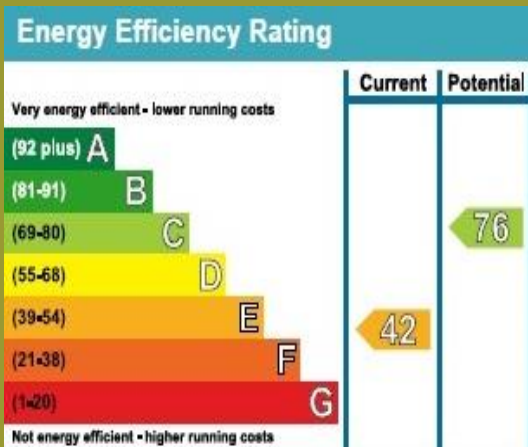
Approx. 80.2 sq. metres (862.9 sq. feet)



Total area: approx. 80.2 sq. metres (862.9 sq. feet)

## Viewing Arrangements

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



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