



Mallards Reach

Solihull

- A Superbly Positioned Second Floor Apartment
- Two Double Bedrooms
- Lounge With Balcony
- Garage In Separate Block
- Breakfast Kitchen
- No Upward Chain

£155,000

Current EPC Rating 65 (D)
Current Council Tax Band C





Property Description

A superbly positioned two double bedroom second floor apartment requiring some cosmetic improvement and briefly affording lounge, breakfast kitchen, bathroom, communal parking, garage in separate block, well maintained communal gardens and having the added benefit of no upward chain

Conveniently situated with easy access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. Olton Railway Station is situated at the end of St Bernards Road from where the commuter service provides access to Birmingham City Centre and in the opposite direction to London Marylebone via Solihull Railway Station. There is a wide selection of shops along the A41 Warwick Road including the popular Dovehouse Parade and an excellent choice of shops can be found in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store.



Rooms & Measurements

Entrance Hall

Lounge to Rear - 5.94m x 4.04m (19'6" x 13'3")

Breakfast Kitchen to Front - 3.2m x 3.15m (10'6" x 10'4")

Bedroom One to Rear - 3.15m x 3.48m (10'4" x 11'5")

Bedroom Two to Side - 3.2m x 3.25m (10'6" x 10'8")

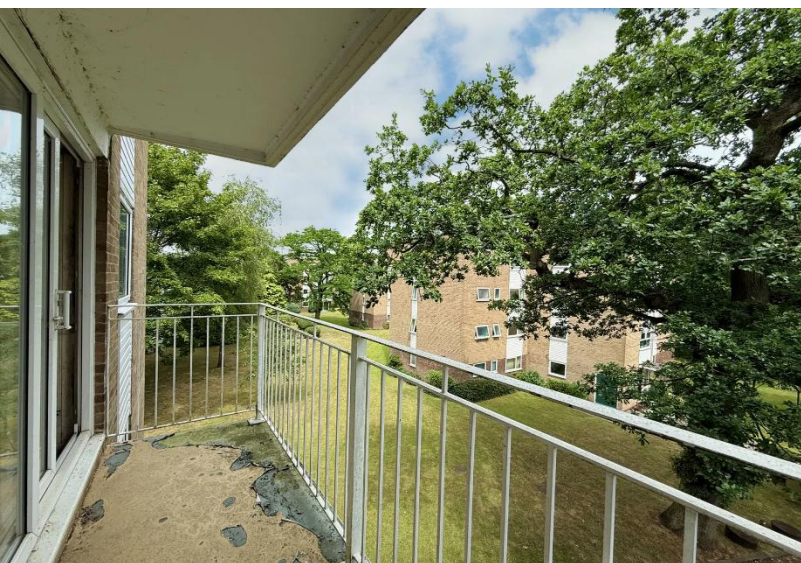
Four Piece Bathroom to Front - 2.67m x 2.16m (8'9" x 7'1")

Garage

Tenure

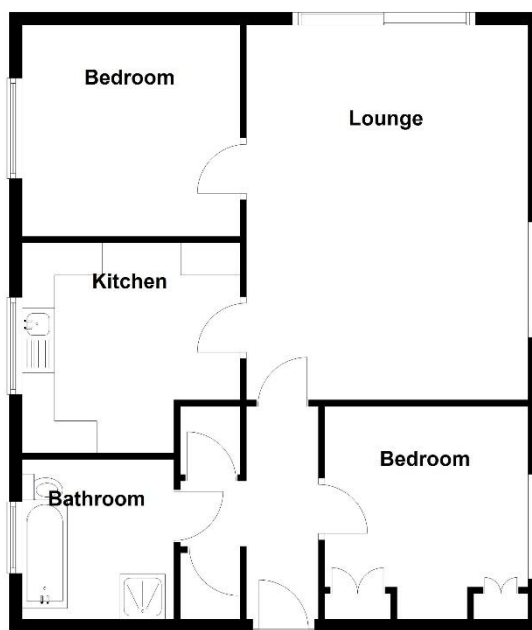
We are advised by the vendor that the property is leasehold with approx. 945 years remaining on the lease and a service charge of approx. £2,200 per annum but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Vendor. Current council tax band – C



Second Floor

Approx. 72.4 sq. metres (779.5 sq. feet)



Total area: approx. 72.4 sq. metres (779.5 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.