



Mallards Reach, Solihull







## Property Description

The apartment is located just off the prestigious St. Bernards Road. Being a short distance to the Olton Train Station with further public transport and motorway links nearby. In the heart of Solihull but takes tranquility to another level whilst placed back from the main road and abutting the beautiful Olton Mere.

Garage included along with plenty of unallocated parking in the development.

Comprising of: communal entrance, entrance hallway with large cloakroom, spacious lounge diner, patio doors leading to private patio terrace to the rear overlooking the mere, fitted and integrated kitchen, newly fitted bathroom, two double bedrooms, garage and further parking.

## Entrance Hallway

Door to front elevation, large cloakroom and intercom system.

## Lounge

22' 2" x 12' 3" ( 6.76m x 3.73m )

Double glazed window to side elevation, double glazed patio doors leading to garden and electric fire.

## Kitchen

10' 2" x 9' 6" ( 3.10m x 2.90m )

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven and hob, cooker hood, integrated dishwasher and washing machine, fridge freezer and tiling to splash prone areas.

## Internal Hallway

Airing cupboard.

## Bedroom One

11' 2" x 10' 10" ( 3.40m x 3.30m )

Double glazed window to rear elevation and fitted wardrobes with key safe box in wardrobe.

## Bedroom Two

10' 1" x 13' 4" into recess ( 3.07m x 4.06m into recess )

Double glazed windows to rear and side elevations.

## Bathroom

Double glazed window to front elevation, bath, shower cubicle, W.C, wash hand basin and tiling to splash prone areas.

## Communal Grounds

Mature trees, flowers, laid lawn and seating areas.













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**EPC Rating: D**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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