



melvyn
Danes
ESTATE AGENTS

Mallards Reach

Solihull

Asking Price £200,000

Description

Mallards Reach offers a spacious second-floor apartment designed for comfortable, low-maintenance living, with well-planned interiors and generous proportions throughout. The property is set within resident-managed grounds and benefits from a secure communal entrance with intercom, staircase and lift access to the upper floors.

The accommodation includes an entrance lobby with useful storage cupboard leading to a large, well-proportioned living and dining room, which opens via sliding doors onto a good-sized private balcony enjoying open water views over Olton Mere. A separate hallway leads to two double bedrooms, both with fitted wardrobes, and a shower room with a practical wet-room style finish.

The kitchen is well fitted with a range of units and integrated appliances, offering efficient use of space for everyday cooking and entertaining. The apartment further benefits from multiple storage options, a single garage and off-road parking.

Mallards Reach is sited just off Mereside Way at the junction with Marsland Road which in turn indirectly leads to St Bernards Road which links to the A41 Warwick Road opposite which is Olton Library, a small parade of shops and access to Olton Railway Station. Regular bus services operate along the A41 and travelling towards Solihull one will pass the popular Dovehouse parade of shops serving everyday needs.



Accommodation

Entrance Lobby

Living/Dining Room

15'10" x 12'0" (4.85 x 3.68)

Balcony

Kitchen

9'8" x 10'11" (2.97 x 3.33)

Bedroom One

11'6" x 10'11" (3.53 x 3.33)

Bedroom Two

11'6" x 10'4" (3.53 x 3.15)

Shower Room

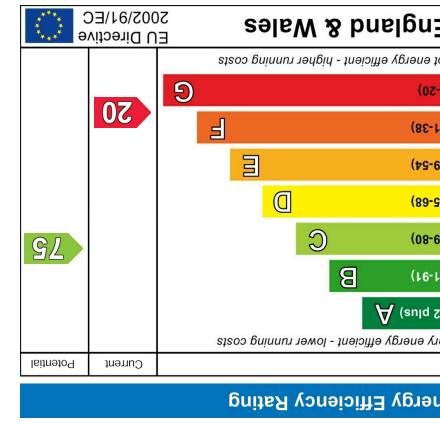
7'10" x 10'4" (2.40 x 3.15)

Single Garage

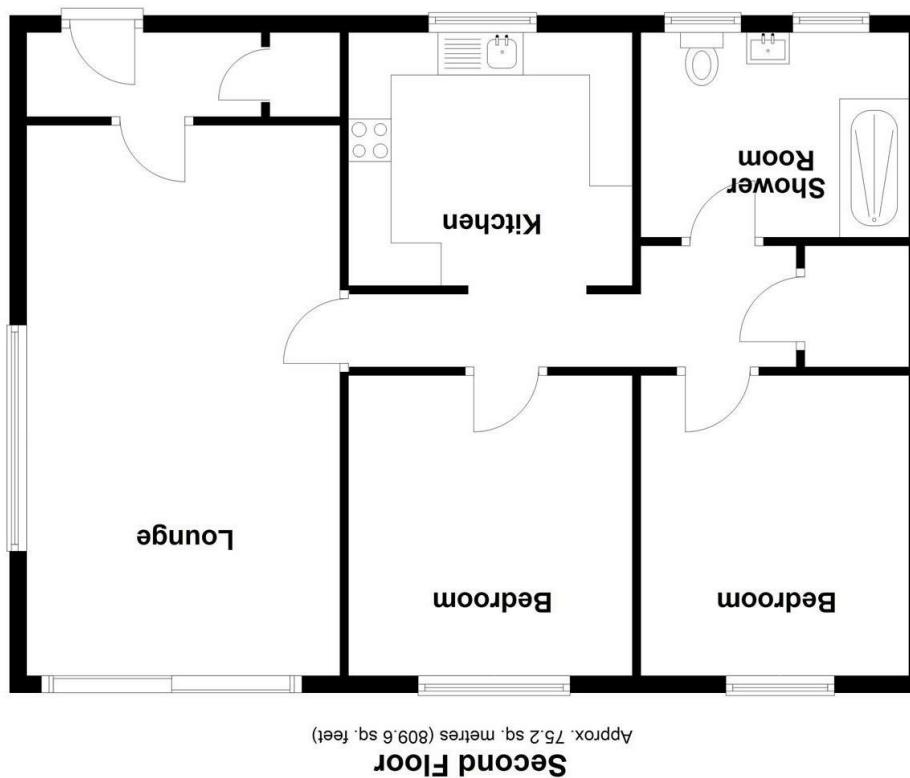
Off Road Parking



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



Total area: approx. 75.2 sq. metres (809.6 sq. feet)



MOBILE: Please refer to [central location](#) for mobile coverage at the property. This can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

BROADBAND: We understand that the standard broadband speed download speed is around 8 Mbps, however please note that results will vary depending on the time of day. The estimated fastest download speed achievable for the property will be around 800 Mbps. Data taken from checkerform.org.uk on 16/01/26. Actual service availability at the property or speeds achieved may be different.