



smarthomes

## Mallards Reach

Solihull, B92 7BX

- A Well Maintained First Floor Apartment
- Two Double Bedrooms
- Spacious Lounge/Diner with Balcony
- Fitted Kitchen & Garage En-Bloc

Offers In The Region Of  
**£190,000**

EPC Rating - D

Current Council Tax Band - C







## Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.





The property is accessed via a secure communal entrance door leading into a communal hallway. Stairs and a lift rise to all floors and on the first floor a private front door leads into

### **Entrance Hallway**

With ceiling light point, two useful storage cupboards and doors leading off to



### **Dual Aspect Lounge/Diner**

18' 8" x 13' 1" (5.7m x 4m) With a UPVC double glazed window to rear and UPVC double glazed French doors leading to a private balcony with views over communal gardens. There is a feature fireplace with marble hearth, two electric storage heaters, wall light points and door to

### **Bedroom Two to Rear**

10' 5" x 8' 6" (3.2m x 2.6m) With double glazed window to rear elevation, electric storage heater, a range of built in wardrobes and ceiling light point



### **Fitted Kitchen to Front**

10' 5" x 10' 5" (3.2m x 3.2m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over. Space for freestanding electric cooker with extractor hood over, space and plumbing for washing machine and tumble dryer, tiling to splash back areas and floor, ceiling light point and a double glazed window to the front aspect



### **Bedroom One to Rear**

11' 5" x 9' 10" (3.5m x 3m) With double glazed window to rear elevation and ceiling light point





### Bathroom to Front

8' 6" x 6' 10" (2.6m x 2.1m) Being fitted with a modern white suite comprising of a bathtub with shower and glass shower screen, wash hand basin and a low flush W.C. Tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the front elevation

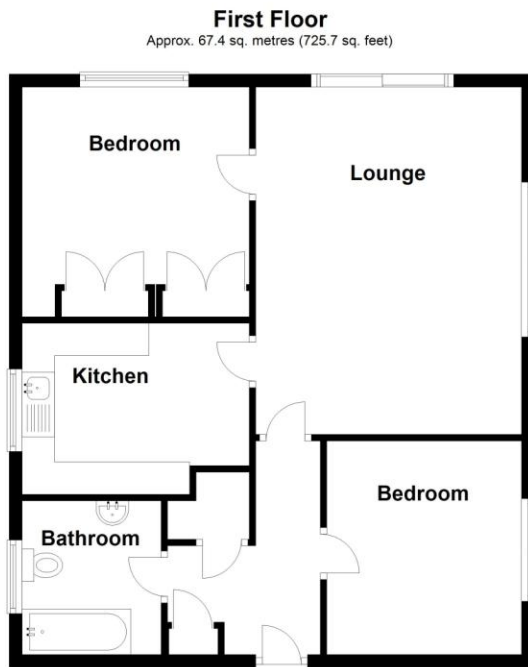


### External

There is a garage situated in a separate block and access to well maintained communal gardens

### Tenure

We are advised by the vendor that the property is leasehold with approx. 947 years remaining on the lease, a service charge of approx. £2,200 per annum no ground rent payable but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - C



Total area: approx. 67.4 sq. metres (725.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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 and 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.