



Mallards Reach, Solihull

Guide Price £220,000





PROPERTY OVERVIEW

This beautifully presented two bedroom ground floor apartment offers an exceptional opportunity for those seeking stylish and comfortable living in a highly desirable location close to all local amenities. The property is set within a well maintained development, with a welcoming entrance hallway that provides ample storage space for coats, shoes, and every-day essentials. The bright and spacious living and dining room is flooded with natural light, creating an inviting atmosphere for relaxing or entertaining, with sliding doors that open directly to a private patio seating area (perfect for morning coffee or evening unwinding). The modern fitted kitchen is thoughtfully designed, featuring ample storage space, sleek cabinetry, and integrated appliances, making it ideal for both every-day cooking and hosting guests. Both bedrooms are generously proportioned and offer excellent storage solutions, ensuring a clutter-free environment and restful retreat at the end of the day. The property also benefits from a modern family bathroom finished to a high standard, as well as a separate guest cloakroom for added convenience. A dedicated utility and laundry room provides further practicality, streamlining household chores and keeping the living spaces organised.





Additional features include a garage located in a detached block, offering secure parking or extra storage as needed. The apartment is offered with an extended lease, providing peace of mind for both owner-occupiers and investors alike. With its superb layout, high quality finishes, and convenient position close to shops, transport links, and every-day amenities, this impressive apartment is an outstanding choice for those seeking a move-in ready home in a sought-after area. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Leasehold





- Two Bedroom Ground Floor Apartment
- Well Presented & Abundance Of Natural Light Throughout
- Spacious Dual Aspect Living / Dining Room
- Sliding Doors Open To Patio Seating Area
- Two Generously Sized Bedrooms
- Modern Fitted Kitchen
- Family Bathroom With Toilet & Separate Guest Toilet & Full Central Heating Throughout The Property With Local & Remote Thermostatic Controls
- High Specification Throughout
- Well Maintained Communal Grounds
- Single Garage In Separate Block

ENTRANCE HALLWAY

LIVING/DINING ROOM

12' 4" x 21' 5" (3.75m x 6.52m)

INNER HALL

WC

KITCHEN

10' 4" x 9' 5" (3.15m x 2.87m)

BEDROOM ONE

11' 1" x 11' 1" (3.37m x 3.37m)

BEDROOM TWO

10' 1" x 11' 2" (3.07m x 3.41m)

UTILITY/LAUNDRY ROOM

5' 9" x 3' 10" (1.74m x 1.16m)

BATHROOM

6' 8" x 6' 0" (2.02m x 1.82m)

TOTAL SQUARE FOOTAGE

78.0 sq.m (843 sq.ft) approx.



OUTSIDE THE PROPERTY

PRIVATE PATIO SEATING

WELL MAINTAINED COMMUNAL GROUNDS

GARAGE EN BLOCK

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, dishwasher, some carpets and light fittings, all blinds and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

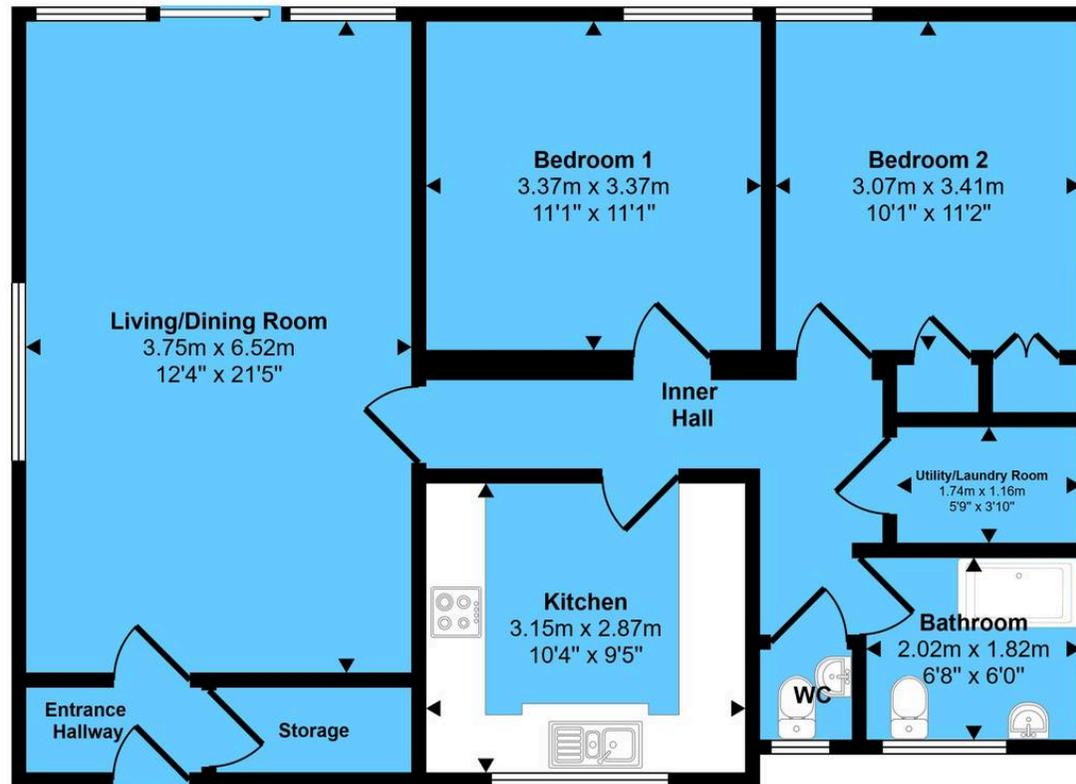
Services - water on a meter, mains electricity (Smart meter for electricity consumption installed 2025) and sewers. Broadband - FTTP (fibre to the premises). Service charge - £2,760 pa. Ground rent - Nil.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
78 sq m / 843 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

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