

A yellow oval logo with a green border. Inside, the word "melvyn" is in a small, green, sans-serif font. Below it, the word "Danes" is in a large, bold, green, sans-serif font. At the bottom, the words "ESTATE AGENTS" are in a smaller, green, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

**Mallards Reach**

**Solihull**

**Asking Price £200,000**



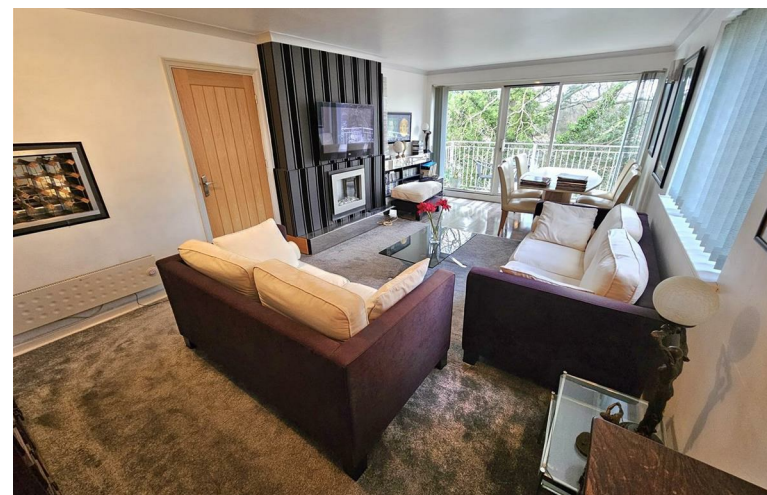
## Description

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**





TENURE: We are advised that the property is Leasehold with 94+ years remaining.

BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 12/01/26. Actual service availability at the property or speeds received may be different.

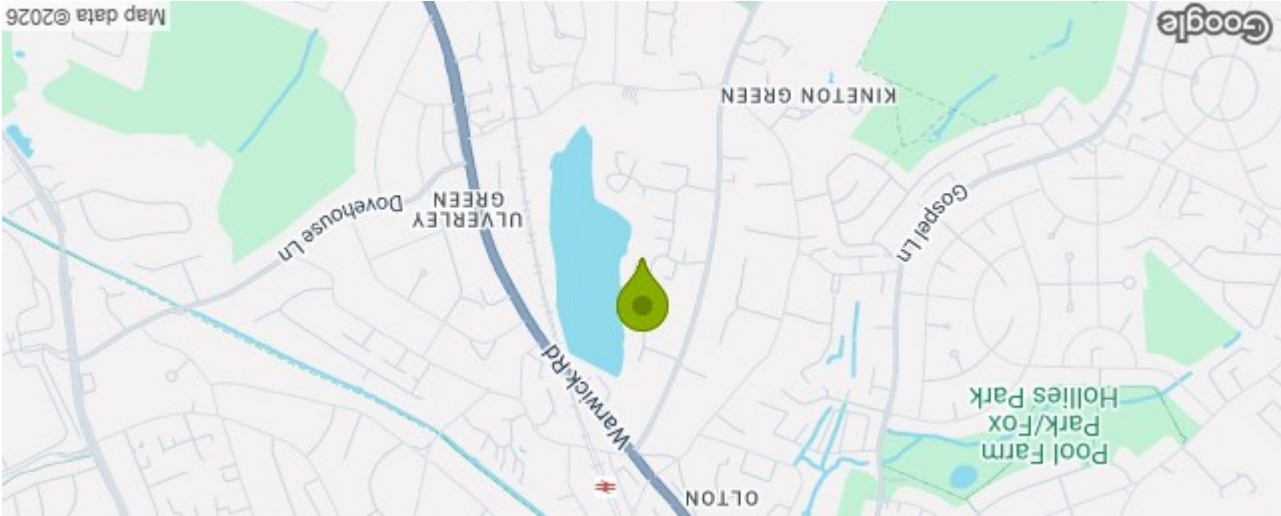
MOBILE: Please refer to checker.ofcom.org.uk for mobile coverage at the property. This can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

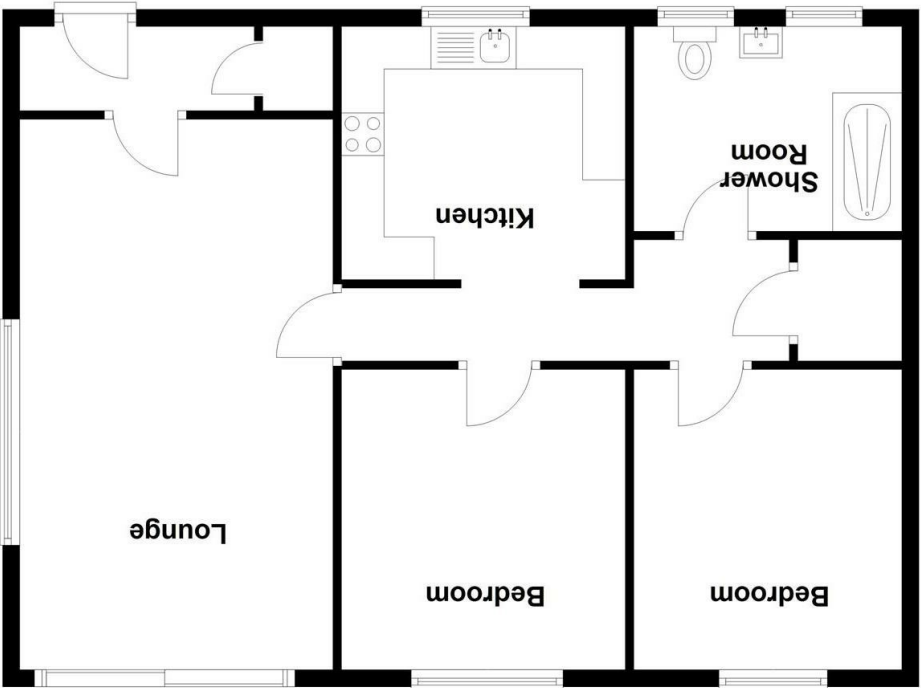
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

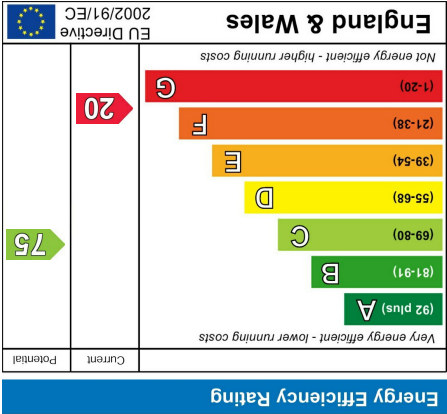


**Second Floor**  
Approx. 75.2 sq. metres (809.6 sq. feet)



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

**55 Mallards Reach Solihull Solihull B92 7BX**  
**Council Tax Band: C**



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.