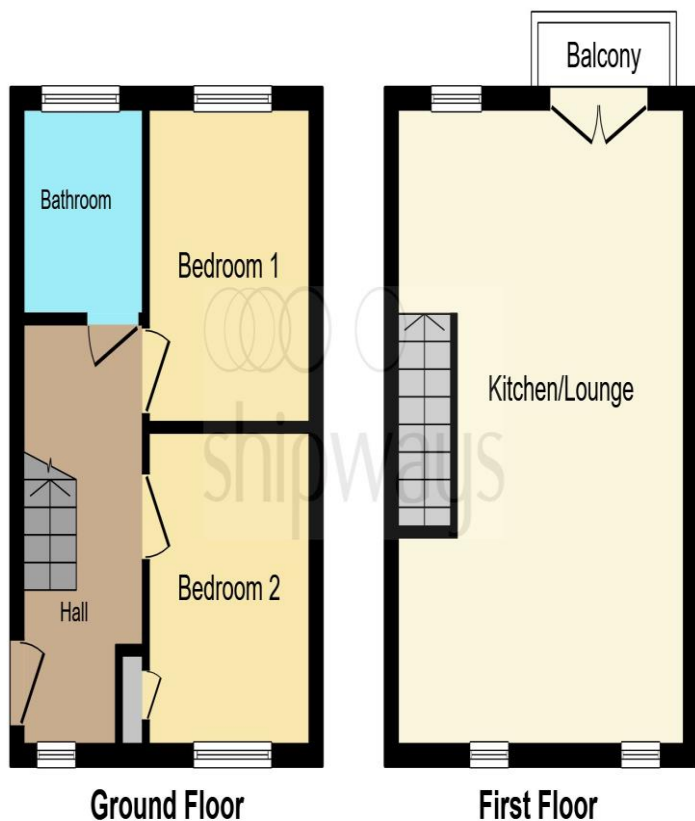




**Merlin Way, Birmingham B35 6QN**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## welcome to Merlin Way, Birmingham

- DUPLEX APARTMENT
- TWO DOUBLE BEDROOMS
- KITCHEN
- LOUNGE
- BATHROOM

Tenure: Leasehold

EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for

offers over **£115,000**



9' 7" x 7' 9" ( 2.92m x 2.36m )

### Agent Note

### Approach

### Entrance Hall

### Lounge

13' 2" x 14' 2" ( 4.01m x 4.32m )

### Kitchen

5' 5" x 14' 2" ( 1.65m x 4.32m )

### Bedroom One

8' x 9' 3" ( 2.44m x 2.82m )

### Bedroom Two

### Bathroom

**view this property online** [shipways.co.uk/Property/CAB110755](http://shipways.co.uk/Property/CAB110755)



#### Property Ref:

CAB110755 - 0003

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