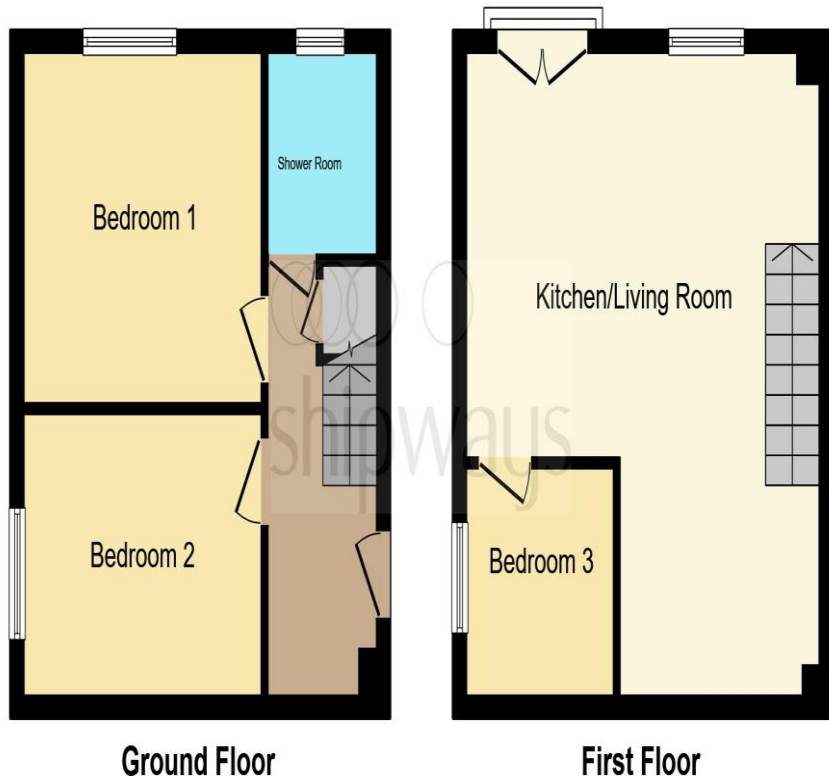




**Merlin Way, Birmingham B35 6QN**



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

- MODERN DUPLEX APARTMENT
- FIRST FLOOR
- OPEN PLAN LIVING KITCHEN AREA
- SEPARATE STUDY
- TWO BEDROOMS

Tenure: Leasehold

EPC Rating: Awaiting

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as

offers over **£120,000**



### Agent Note

#### Lounge

12' 2" narrowing to 14' 4" min x 17' 9" max ( 3.71m narrowing to 4.37m min x 5.41m )

#### Study

6' 7" x 7' 5" ( 2.01m x 2.26m )

#### Kitchen

9' 9" x 5' 5" ( 2.97m x 1.65m )

#### Landing

#### Bedroom One

11' 6" x 10' 3" ( 3.51m x 3.12m )

#### Bedroom Two

8' 3" x 11' 4" ( 2.51m x 3.45m )

#### Bathroom

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#### Property Ref:

CAB110973 - 0002

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