



Merlin Walk, Birmingham B35 6QL

Not for marketing purposes INTERNAL USE ONLY

welcome to

Merlin Walk, Birmingham

*** DUPLEX APARTMENT *** TWO BEDROOMS *** BATHROOM *** OPEN PLAN *** LOUNGE *** KITCHEN *** ALLOCATED PARKING *** LONG LEASE
*** NO CHAIN *** BILLS INCLUDED IN SERVICE CHARGE *** EXCELLENT TRANSPORT LINKS *** PERFECT FIRST TIME BUY *** CALL SHIPWAYS TO
VIEW ***

Agent Note

Council Tax Band B.

Entrance Hall

Stairs, understairs cupboard with plumbing, radiator and ceiling lightpoint.

Lounge/Kitchen

19' x 14' (5.79m x 4.27m)

Two double glazed window to rear, double glazed french doors to front, Juliet balcony, double glazed window to front and two ceiling lightpoint. Roll top work surfaces, base units, steel sink, built in oven and hob and spotlights.

Bedroom One

9' x 7' 1" (2.74m x 2.16m)

Double glazed window to side, radiator and ceiling lightpoint.

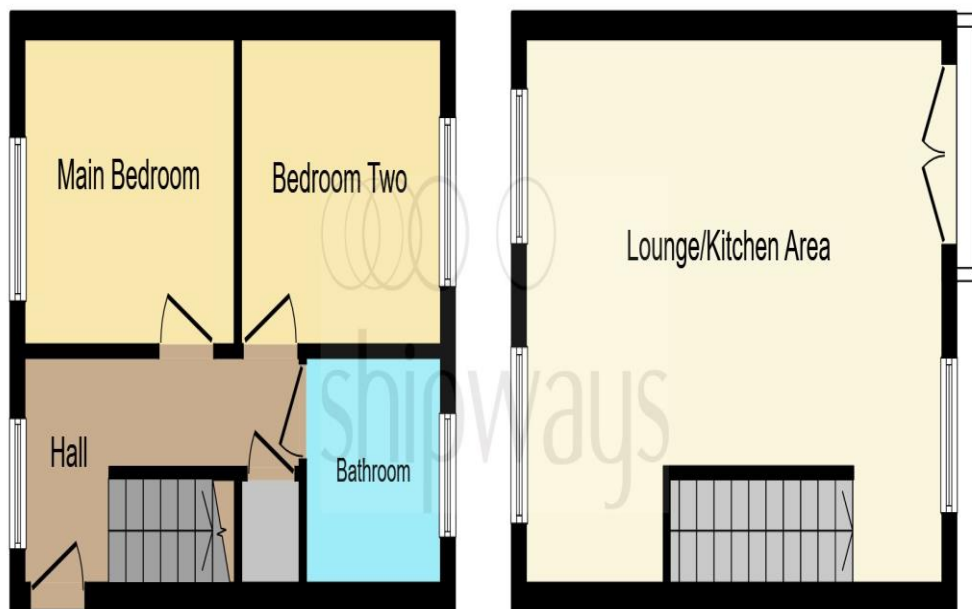
Bedroom Two

9' x 7' 1" (2.74m x 2.16m)

Double glazed window to side, radiator and ceiling lightpoint.

Bathroom

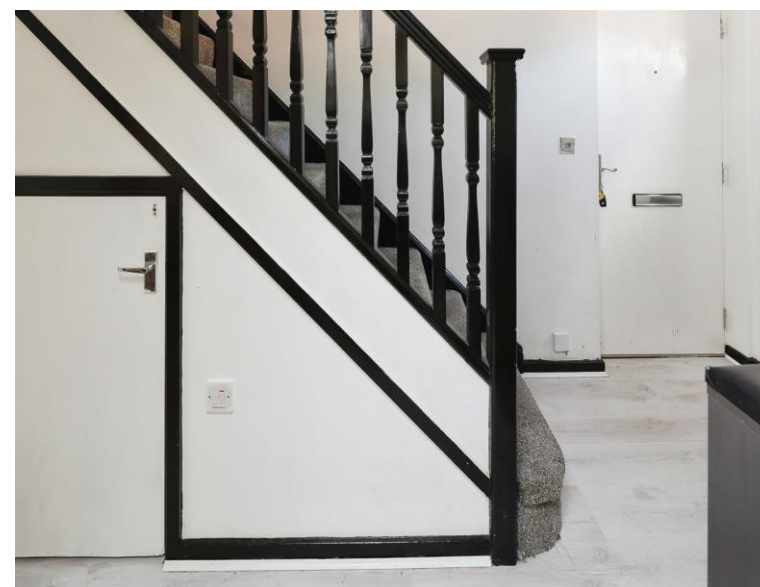
Double glazed window to side, low level wc, shower cubicle, pedestal sink, low level wc and ceiling lightpoint.



Ground Floor

First Floor

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



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Birmingham

- TWO BEDROOMS
- DUPLEX APARTMENT
- OPEN PLAN
- KITCHEN
- LOUNGE

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 items such as Leasehold packs.

£115,000



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Property Ref:
CAB111186 - 0002

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