



**Merlin Way, Birmingham B35 6QN**

Not for marketing purposes INTERNAL USE ONLY

**welcome to**

## **Merlin Way, Birmingham**

\*\*\* DO NOT MISS OUT \*\*\* TWO BEDROOMS \*\*\* DUPLEX APARTMENT \*\*\* PERFECT FIRST TIME BUY \*\*\* NO CHAIN \*\*\* BATHROOM \*\*\* LOUNGE\*\*\*JULIET BALCONY\*\*\* KITCHEN \*\*\* STUDY/BEDROOM THREE\*\*\*ALLOCATED PARKING \*\*\* LONG LEASE \*\*\* POPULAR RESIDENTIAL LOCATION \*\*\* CALL SHIPWAYS TO VIEW \*\*\*

### **Agent Note**

Council Tax Band B.

### **Entrance Hall**

Door to bedrooms and bathroom, plumbing for washing machine under stairs and cupboard..

### **Lounge**

17' 8" x 12' 2" ( 5.38m x 3.71m )

Double glazed door to front, Juliet balcony, radiator and two ceiling lightpoints.

### **Kitchen**

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

Opening to lounge, double glazed window to rear, wall, base and cupboard units, integrated electric hob and oven, hand wash basin, laminate flooring, radiator and spotlights.

### **Bedroom One**

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

Double glazed window to side, radiator and ceiling lightpoint.

### **Bedroom Two**

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

Double glazed window to front, radiator and ceiling lightpoint.

### **Study/ Bedroom Three**

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

Double glazed window to side, wall cupboard units, radiator and ceiling lightpoint.

### **Bathroom**

Obscure double glazed window to front, low level wc, hand basin with mixer tap, shower cubicle, radiator and ceiling lightpoint.



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](http://www.focalagent.com)





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- TWO BEDROOMS
- DUPLEX WITH JULIET BALCONY
- LOUNGE / KITCHEN
- STUDY/ BEDROOM THREE
- BATHROOM

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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 Leasehold packs.

# £115,000



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