



Merlin Way, Birmingham B35 6QN

welcome to Merlin Way, Birmingham

- DUPLEX APARTMENT
- ONE BEDROOM
- OPEN PLAN
- LOUNGE
- KITCHEN

Tenure: Leasehold EPC Rating: C
Council Tax Band: A 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.

£75,000

view this property online shipways.co.uk/Property/CAB111834



Property Ref:
CAB111834 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Entrance Hall

Double glazed window to side, stairs to first floor, storage.

Lounge/Kitchen

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

Double glazed window and double doors to rear, Juliet balcony, vaulted ceiling, radiator, two ceiling light points and spotlights.

Kitchen - Double glazed window to side, base and draw units, roll top work surfaces, double stainless-steel hob and oven space, fridge freezer and two radiators.

Bedroom

10' 8" x 8' 1" (3.25m x 2.46m)

Double glazed window to side, understairs storage, radiator and ceiling light point.

Shower Room

Shower cubicle, low level w.c., pedestal basin, plumbing for washing machine, radiator and ceiling light point.



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