

for sale

offers in the region of **£140,000** Freehold

Awaiting Photograph



## Merryhill Drive Birmingham B18 5HJ

**NO UPWARD CHAIN** - A two bedroom terrace property, having lounge, kitchen, bathroom, two bedrooms, enclosed front and rear garden. Ideal first time purchase & buy to let. Property is situated within a quiet culdesac location. Communal parking is available in this area!



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# Property Details

## Entrance Hall

**Lounge** 10' x 15' ( 3.05m x 4.57m )

**Kitchen** 12' 9" x 8' 8" ( 3.89m x 2.64m )

## Bathroom

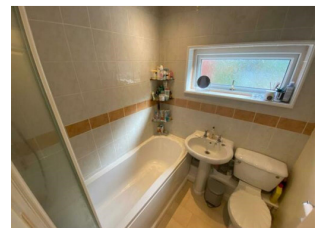
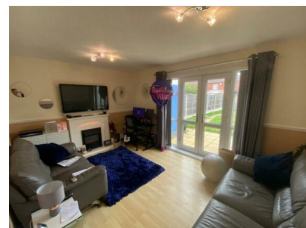
**Bedroom 1** 11' 8" x 8' 8" ( 3.56m x 2.64m )

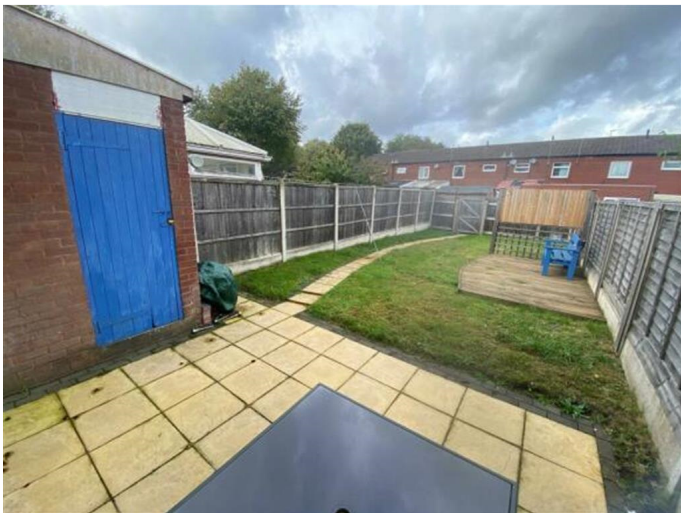
**Bedroom 2** 14' 9" x 8' 3" ( 4.50m x 2.51m )

## Front And Rear Garden

## Tenancy

Tenants in situ paying £850 PCM until July 2024 Via Connells Lettings in Birmingham City.





To view this property please contact Connells on

**T 0121 212 0800**  
**E [birminghamcity@connells.co.uk](mailto:birminghamcity@connells.co.uk)**

145 Great Charles Street Queensway  
BIRMINGHAM B3 3LP

**Tenure:** Freehold

**EPC Rating:** D

Property Ref: DIG110914 - 0002

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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