



Merlin Way, BIRMINGHAM

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## Property Description

A surprisingly spacious, two double bedroom first floor duplex apartment in the ever popular area of Castle vale that represents a great first time buy or investment buy to let that is available with no upward chain! With stylish open plan living space, including a separate office room, allocated parking, modern bathroom and many more great benefits! Book your viewing with Burchell Edwards today.

## Entrance Hall

Double glazed window to front aspect, under-stairs storage, central heating radiator and laminate floor.

## Study

7' 5" x 6' 4" (2.26m x 1.93m)

Double glazed window to front aspect and central heating radiator.

## Lounge

17' 10" x 12' 2" (5.44m x 3.71m)

Double glazed window to rear aspect, Juliet balcony and laminate floor.

## Kitchen

5' 6" x 9' 11" (1.68m x 3.02m)

Double glazed window to front aspect, a range of wall and base units with work surfaces over, stainless steel sink and drainer, electric cooker, extractor fan and laminate floor.



## Bedroom One

8' 4" x 11' 5" (2.54m x 3.48m)

Double glazed window to side aspect and central heating radiator.

## Bedroom Two

11' 6" x 10' 4" (3.51m x 3.15m)

Double glazed window to rear aspect and central heating radiator.

## Bathroom

Double glazed window to rear aspect, corner bath with shower over, WC, hand wash basin, half tiled walls, heated towel rail and extractor fan.



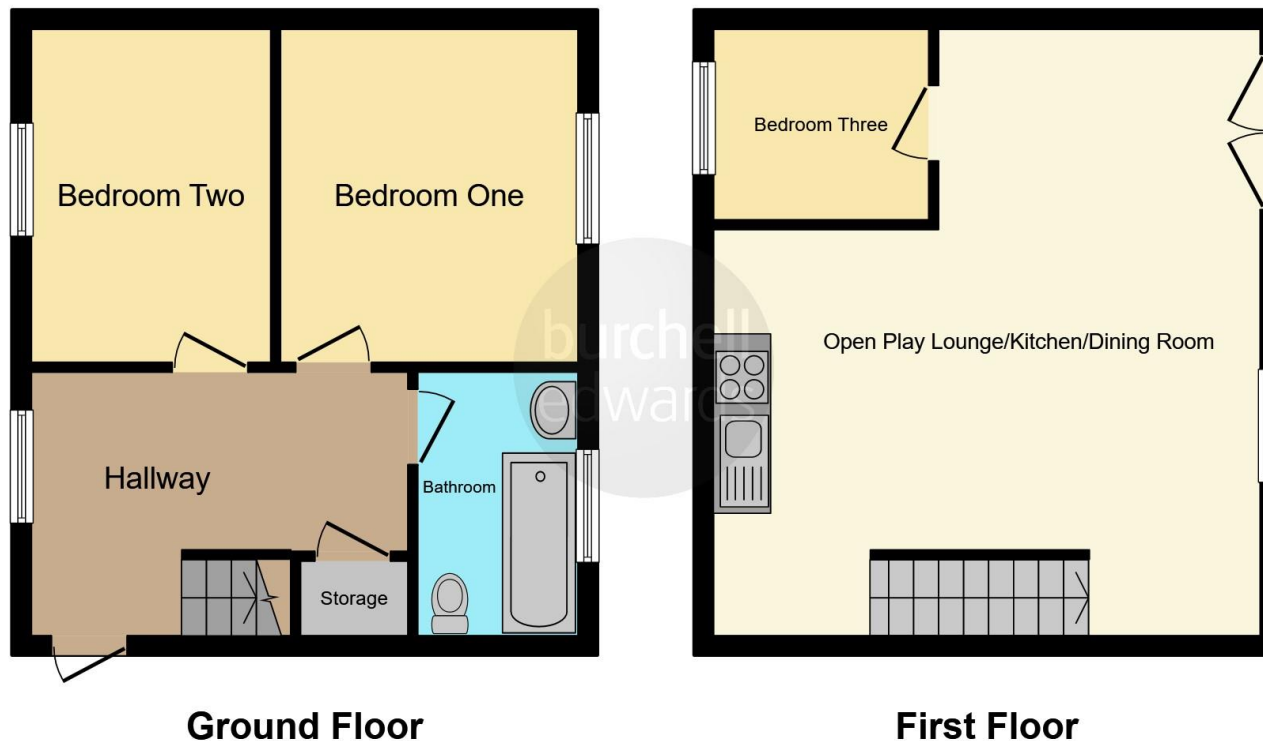












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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**EPC Rating: C**

**Tenure: Leasehold**

**view this property online [burchelledwards.co.uk/Property/ERD206006](http://burchelledwards.co.uk/Property/ERD206006)**

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.



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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**Property Ref: ERD206006 - 0002**