



Merlin Way, BIRMINGHAM





### Property Description

The Property briefly comprises of two floors, to the ground floor is a double bedroom with under-stairs storage cupboard, Shower Room with shower cubicle, WC and plumbing for washing machine and entrance hall . The first floor has an open plan lounge/dining area, kitchen with oven and hob, sink unit, base and eye level units and recess for a fridge/freezer. The property is well presented throughout and is located close to amenities

### Entrance Porch

Door to front elevation.

### Entrance Hallway

stairs to first floor accommodation, central heating radiator and doors off to;



## Kitchen/ Lounge/ Diner

14' 10" x 10' 6" ( 4.52m x 3.20m )

Two double glazed windows to side elevation, Juliet balcony to side, a range of wall and base units with work surface over incorporating a sink with drainer unit, cooker, hob and laminate flooring.

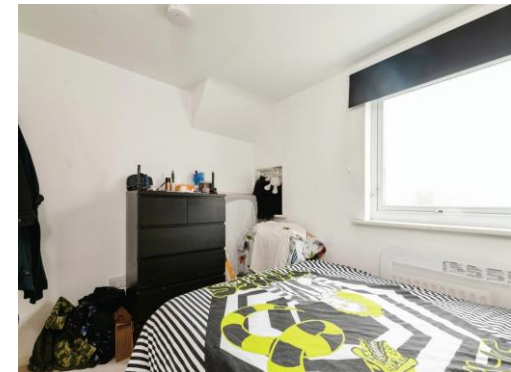
## Bedroom One

12' 2" x 8' 8" ( 3.71m x 2.64m )

Double glazed window to side elevation and carpet.

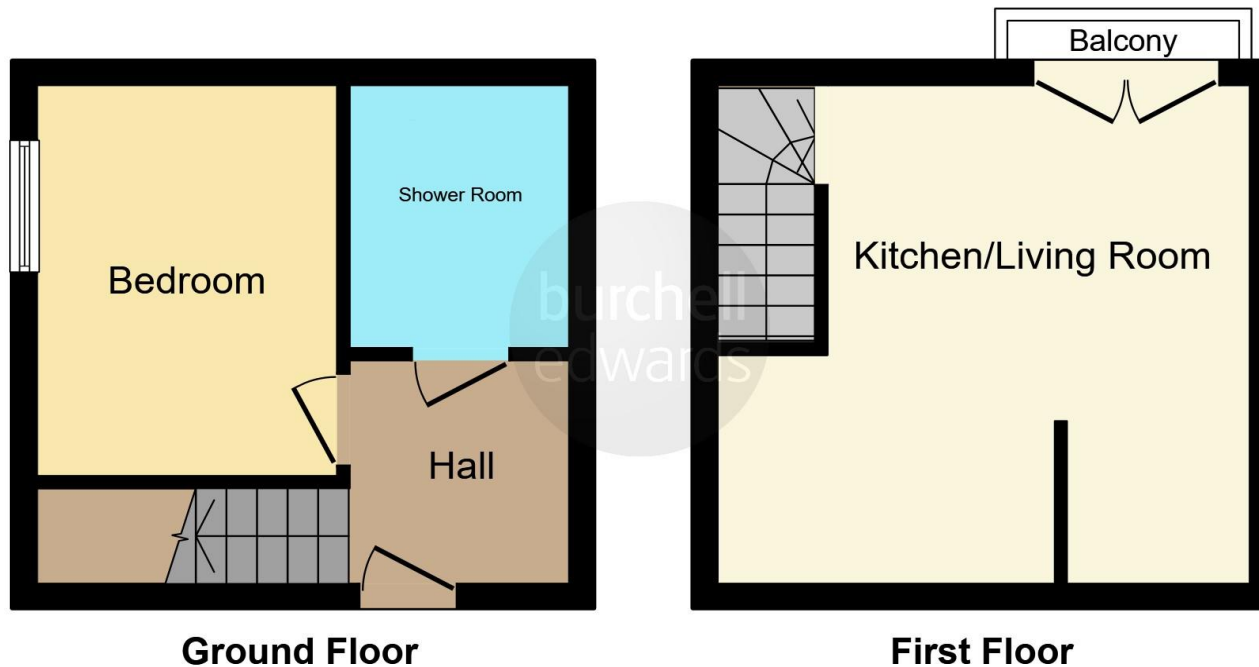
## Bathroom

Shower cubicle, wash hand basin, W.C, central heating radiator and lino flooring.









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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**EPC Rating: C**

Tenure: Leasehold

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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.



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