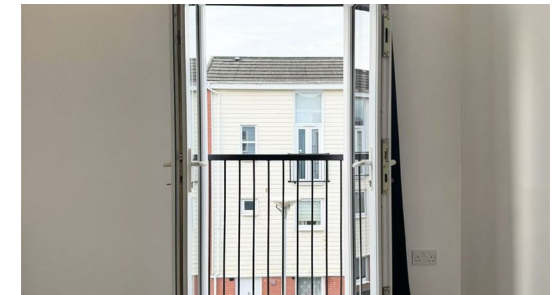


# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- Two bedroomed duplex apartment
- Heating, hot water and electricity all included within service charge
- Open plan kitchen & lounge with Juliet balcony
- Fitted shower room
- Allocated parking space
- No onward chain
- Lengthy lease
- Perfect for first time buyers, downsizers & investors
- Excellent transport links
- Close to local amenities & well-regarded schooling



**MERLIN WAY, CASTLE VALE, B35 6QN - O.I.R.O £105,000**

Acres are delighted to present this beautifully proportioned first-floor duplex apartment, offered with vacant possession and superbly positioned in the heart of Castle Vale. This attractive home enjoys a highly convenient location within proximity to local shops, reputable schools and excellent transport links, making it ideal for both owner-occupiers and investors. Further benefits include double glazing throughout and gas central heating, (both where specified), ensuring comfort and efficiency all year round. The property also enjoys the rare advantage of having heating, hot water and electricity included within the service charge, offering exceptional value and peace of mind for future owners. The accommodation is thoughtfully laid out and briefly comprises two well-sized bedrooms, a contemporary shower room, and an impressive open-plan lounge/diner/kitchen. This generous living space is filled with natural light and offers a modern, versatile environment perfect for both relaxing and entertaining. Externally, the apartment benefits from one allocated parking space, adding further practicality to this highly desirable home. Early viewing is highly recommended to fully appreciate the space, location and overall quality this excellent apartment has to offer. EPC Rating D.

Set back from the road behind a driveway providing communal parking, access is gained into the accommodation via stairs and a front door into:

**ENTRANCE HALL:** PVC double glazed window to side, doors open to two bedrooms and shower room, radiator, understairs storage cupboard having plumbing for washing machine, stairs to first floor.

**BEDROOM ONE:** 9'08 x 7'11: PVC double glazed window to rear, space for double bed, radiator, door to storage cupboard and door back to entrance hall.

**BEDROOM TWO:** 9'03 x 8'00: PVC double glazed window to rear, space for double bed, radiator, door back to entrance hall.

**SHOWER ROOM:** PVC double glazed obscure window to side, suite comprising step-in shower cubicle with glazed splash screen door, low level WC and pedestal wash hand basin, radiator, door back to entrance hall.

**STAIRS TO FIRST FLOOR:** Stairs radiate from the entrance hall and lead to:

**LOUNGE:** 14'02 max / 10'08 min x 13'08: PVC double glazed window to side, PVC double glazed doors to Juliet balcony, space for complete lounge suite, radiator.

**KITCHEN:** 14'02 x 5'05: PVC double glazed windows to rear, matching wall and base units with stainless steel sink drainer unit, roll edged work surfaces with integrated four ring electric hob, integrated electric oven and fridge / freezer, tiled splash backs.



**TENURE:** We have been informed by the vendor that the property is Leasehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

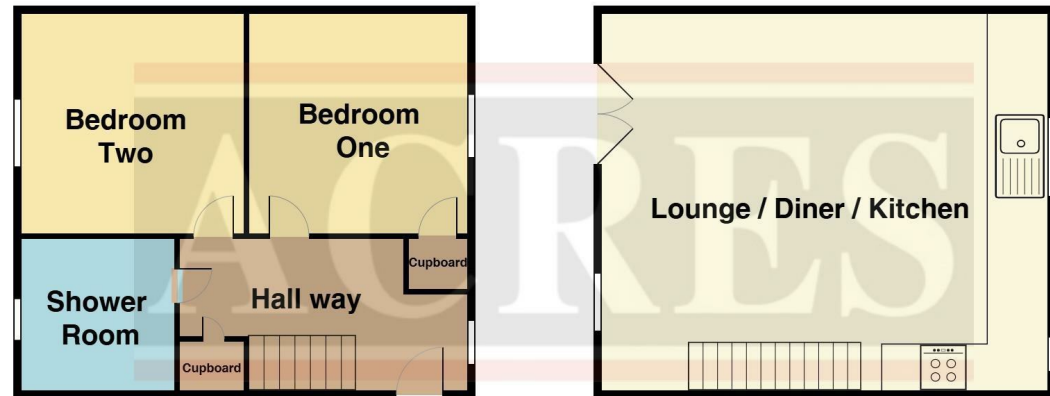
**COUNCIL TAX :** B

**VIEWING:** Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Merlin Way, B35 6QN



Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for purpose, or within the ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.