



Merlin Walk, Castle Vale Birmingham B35 6QL



welcome to

Merlin Walk, Castle Vale Birmingham

*** DUPLEX APARTMENT *** TWO BEDROOMS *** BATHROOM *** OPEN PLAN *** LOUNGE *** KITCHEN *** ALLOCATED PARKING *** LONG LEASE
*** NO CHAIN *** BILLS INCLUDED IN SERVICE CHARGE *** EXCELLENT TRANSPORT LINKS *** PERFECT FIRST TIME BUY *** CALL SHIPWAYS TO
VIEW ***



Agent Note

Council Tax Band B.

Entrance Hall

Stairs, understairs cupboard with plumbing, radiator and ceiling light point.

Lounge/Kitchen

19' x 14' (5.79m x 4.27m)

Two double glazed window to rear, double glazed French doors to front, Juliet balcony, double glazed window to front and two ceiling light point. Roll top work surfaces, base units, steel sink, built in oven and hob and spotlights.

Bedroom One

9' x 7' 1" (2.74m x 2.16m)

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

Bedroom Two

9' x 7' 1" (2.74m x 2.16m)

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

Bathroom

Double glazed window to side, low level w.c, shower cubicle, pedestal sink and ceiling light point.



Ground Floor



First Floor

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



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- TWO BEDROOMS
- DUPLEX APARTMENT
- OPEN PLAN
- KITCHEN
- LOUNGE

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 4056.00

Ground Rent: 132.00

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.

offers over

£105,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAB111186 - 0006

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