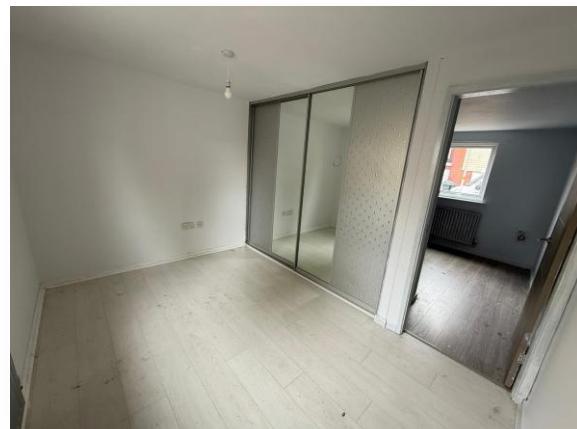




Merlin Way, Birmingham B35 6QN



**welcome to
Merlin Way, Birmingham**



PUBLIC NOTICE

We are acting in the sale of the above property and have received an offer of £58,500.

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (STSC) and no further offers will be accepted while under this status.

Date of Notice: 03/02/2026

Agent Note
Council Tax Band A.

Lounge/ Kitchen

11' x 17' 8" (3.35m x 5.38m)

Double glazed window to front, door to bedroom, door meter cupboard, radiator and ceiling light point.

Cupboard, draw units, roll top work surfaces, sink and drainer, hob oven and spotlights.

Bedroom One

11' 5" x 7' 7" (3.48m x 2.31m)

Double glazed window to rear, fitted wardrobes, laminate floor, radiator and ceiling light point.

Bathroom

Shower cubicle, low level w.c., pedestal hand wash basin, extractor, plumbing for washing machine, radiator and ceiling light point.



view this property online shipways.co.uk/Property/CAB111716



welcome to

Merlin Way, Birmingham

- MODERN STUDIO APARTMENT
- ONE BEDROOM
- GROUND FLOOR
- LONG LEASE
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 3000.00

Ground Rent: 70.00

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.

£60,000

view this property online shipways.co.uk/Property/CAB111716



Property Ref:
CAB111716 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



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