



**Merlin Walk, Birmingham B35 6QL**

**welcome to**

**Merlin Walk, 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](http://www.focalagent.com)



**view this property online** [shipways.co.uk/Property/CAB111186](http://shipways.co.uk/Property/CAB111186)



welcome to

## Merlin Walk, Birmingham

- 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

**view this property online** [shipways.co.uk/Property/CAB111186](https://shipways.co.uk/Property/CAB111186)



Property Ref:  
CAB111186 - 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.

  
shipways



**0121 747 4722**



[castlebromwich@shipways.co.uk](mailto:castlebromwich@shipways.co.uk)



258 Chester Road, Castle Bromwich,  
BIRMINGHAM, West Midlands, B36 0JE



**[shipways.co.uk](https://shipways.co.uk)**