



Merlin Walk, Castle Vale  
Birmingham, B35 6QL

**£85,000**

# Castle Vale

£85,000



Offered with no upward chain this outstanding and immaculately presented one bedroom starter home is available with early viewing recommended.

Having a wealth of amenities including shops, schools and arterial road access this is a must for those wishing to get on the housing ladder.

The property briefly comprises; a spectacular open plan contemporary dressed lounge/dining area with beautiful, fitted kitchen area off, double bedroom with fitted wardrobes and bathroom with modern white shower suite.

Viewings are via selling agent Paul Carr Erdington Office for proceedable purchasers only





## Property Specification

THIS WELL PRESENTED FIRST FLOOR FLAT AVAILABLE WITH NO ONWARD CHAIN BRIEFLY COMPRISES;

### Living Room

2.00m (6'7") x 1.79m (5'10")

### Kitchen Area

2.41m (7'11") x 1.71m (5'7")

### Utility Shower Room

2.18m (7'2") x 1.71m (5'7")

### Bedroom

3.61m (11'10") x 2.00m (6'7")

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 11th February 2026

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

Services connected: Gas, electric, water and drainage  
Council tax band: A  
Tenure: Leasehold 125 years from 2006 104 years remaining,  
Service Charge: £2628 p.a.

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## Floor Plan

Approx. 31.1 sq. metres (335.1 sq. feet)



Total area: approx. 31.1 sq. metres (335.1 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

