



**Merlin Walk, Birmingham B35 6QL**



## welcome to Merlin Walk, Birmingham

- TWO BEDROOMS
- DUPLEX APARTMENT
- OPEN PLAN

Tenure: Leasehold

EPC Rating: C

*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*

offers over **£110,000**



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)

Council Tax Band: B Service Charge: 4056.00  
Ground Rent: 132.00



### Agent Note

#### Entrance Hall

#### Lounge/Kitchen

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

#### Bedroom One

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

#### Bedroom Two

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

#### Bathroom

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#### Property Ref:

CAB111186 - 0003

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