



Merlin Walk, Birmingham B35 6QL

Not for marketing purposes INTERNAL USE ONLY

welcome to

Merlin Walk, Birmingham

****ONE BEDROOM STUDIO APARTMENT**GROUND FLOOR**RAMPED ACCESS FOR WHEELCHAIR ACCESSIBILITY**OPEN PLAN LIVING ROOM/KITCHEN**BEDROOM**WHEELCHAIR ADAPTED WETROOM**ALLOCATED PARKING**NO CHAIN****



Lounge/Kitchen Area

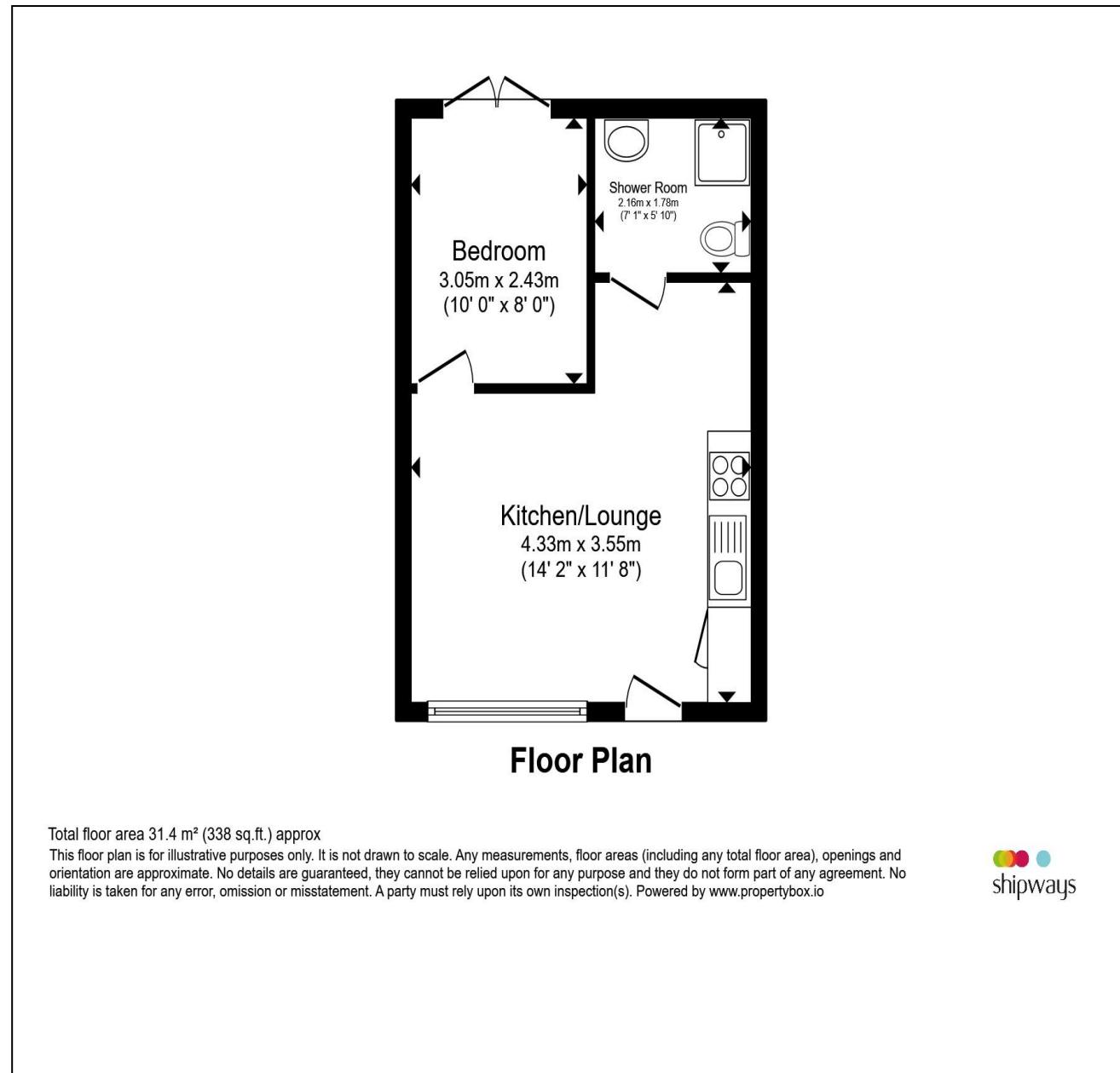
14' 2" x 8' 7" (4.32m x 2.62m)
Double glazed window to front, radiator, ceiling light point, doors bedroom and wet room. Fitted with a range of wall draw and base unit, roll top work surface, stainless steel sink, hob and oven

Bedroom

10' x 8' (3.05m x 2.44m)
Double glazed doors to rear, radiator and ceiling light point.

Wheelchair Adapted Wet Room

11' 7" x 8' 7" (3.53m x 2.62m)
Shower, radiator, ceiling light point, low level w.c., wall sink, tiled walls.



Total floor area 31.4 m² (338 sq.ft.) approx

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.propertybox.io



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- GROUND FLOOR
- ONE BEDROOM STUDIO
- OPEN PLAN LIVING ROOM/KITCHEN
- ALLOCATED PARKING
- RAMPED ACCESS FOR WHEELCHAIR ACCESSIBILITY

Tenure: Leasehold EPC Rating: Awaited

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



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Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAB112101 - 0003

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.



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