



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

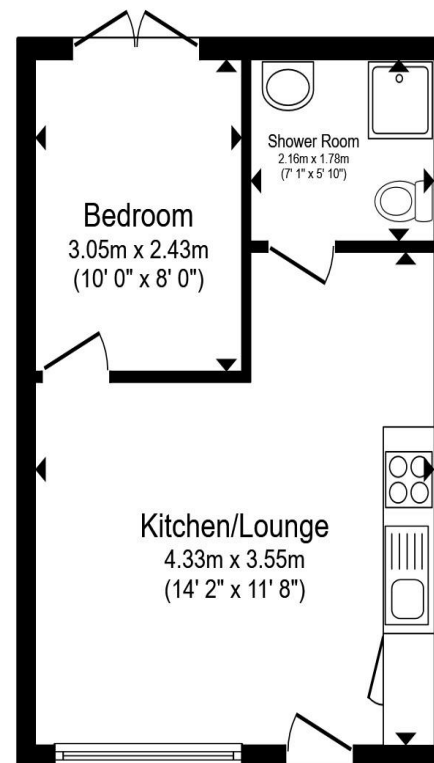
10' x 8' (3.05m x 2.44m)

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.



Floor Plan

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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- 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAB112101 - 0003

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