





Merrions Close,Birmingham B43 7AT

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Merrions Close, Birmingham

DEATCHED FAMILY HOME SOUGHT AFTER LOCATION*** GARAGE TO THE SIDE*** THREE BEDROOMS*** OFF ROAD PARKING*** UPSTAIRS BATHROOM*** CALL NOW FOR VIEWING***.

Agent Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agent Note
Council Tax Band is C.

Entrance Porch
Entrance Hall
Lounge
Having double glazed window to front and central heated radiator.

Dining Room
Having central heated radiator and entrance to the conservatory.

Conservatory
Kitchen
Having ample work and cupboard space, double glazed window to rear, sink and drainer and access to garage.

Bedroom One
Having double glazed window to front and central heated radiator.

Bedroom Two
Having double glazed window to rear and central heated radiator.

Bedroom Three
Having double glazed window to front and central heated radiator.

Bathroom
Having shower cubicle, WC, heated towel rail and sink and wash basin









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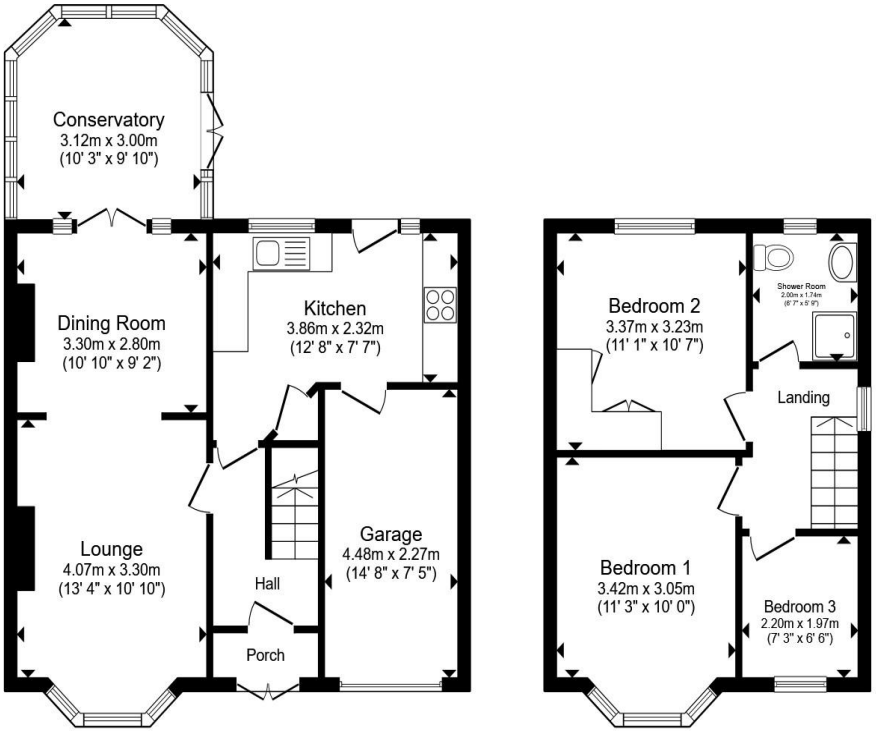
Merrions Close, Birmingham

- Detached property
- Garage to the side
- Private rear garden
- Spacious and versatile accommodation
- Sought after location

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in the region of

£350,000



Total floor area 89.5 m² (963 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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The Property Ombudsman

Property Ref:
GRB113117 - 0007

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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