



Connells

Merlin Way
BIRMINGHAM



Property Description

A well presented one bedroom ground floor flat, located in a popular location, close to main road and motorway transport links and having access to local amenities. The property is in excellent order and benefits from an entrance door opening into a open plan breakfast kitchen/lounge with feature media wall. There is an excellent sized double bedroom, refitted shower room with utility space, there is central heating and double glazing and one allocated parking space to the rear of the building. Ideal first time buy or investment property.

Entrance Door

The entrance door opens immediately into the open plan lounge/breakfast kitchen

Lounge/Breakfast Kitchen

11' to include the door recess x 17' 10" (3.35m to include the door recess x 5.44m)

Lounge Area

Having double glazed window to the front, radiator to wall, telephone point, TV aerial point, feature media wall with remote control electric fire, laminate flooring and door into the bedroom.

Kitchen Area

Comprising a modern fitted kitchen, having fitted base units and fitted matching wall unit, circular space saving sink unit with mixer tap over, integrated electric oven, integrated electric hob, space for a fridge/freezer, marble effect flooring, extractor fan, part tiling, pantry cupboard and door gives access into the shower room.

Shower Room

Being a refitted shower room, having shower cubicle with shower facility over, low level flush WC, pedestal wash hand basin, radiator to wall, extractor fan and cupboard to wall housing the space and plumbing for a washing machine.

Bedroom

12' x 9' (3.66m x 2.74m)

Having double glazed window to the rear, radiator to wall and laminate flooring.

Outside

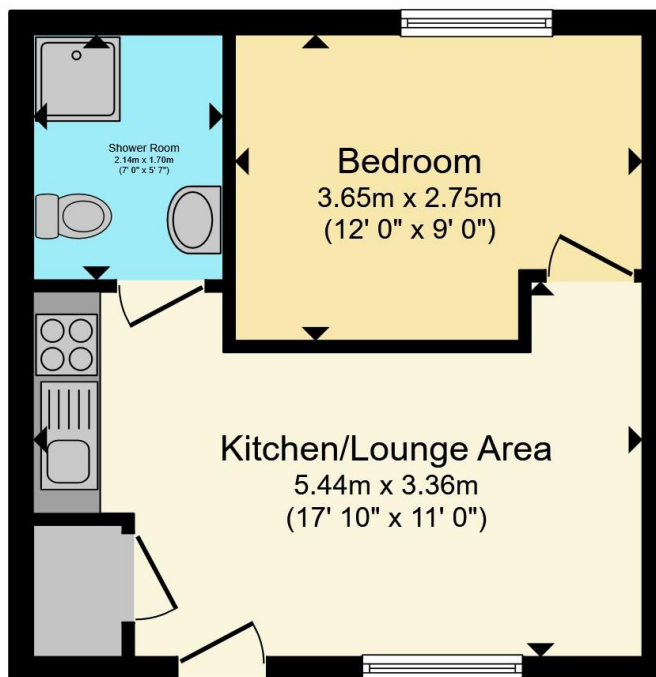
Communal Gardens & Parking

The property benefits from having communal gardens with shrubs and borders, an allocated parking space which is set behind the building in a courtyard assembly.









Ground Floor

Total floor area 30.3 m² (326 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

Connells

To view this property please contact Connells on

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4/6 High Street
 Sutton Coldfield B72 1XA

EPC Rating: C

Council Tax
 Band: A

Service Charge:
 3000.00

Ground Rent:
 70.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO311558

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

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: SCO311558 - 0002