



## Merlin Way Birmingham, B35 6QN £850 PCM

- ONE BEDROOM GROUND FLOOR APARTMENT
- WORKING PROFESSIONALS ONLY
- SEPERATE ENTRANCE
- BILLS INCLUDED
- FULLY FURNISHED
- ALLOCATED PARKING SPACE
- EXTREMELY WELL PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION

## Merlin Way, Birmingham, B35 6QN

Available immediately. RENTAL PRICE INCLUDES BILLS; ELECTRICITY AND WATER

Welcome to this charming flat located in the heart of Castle Vale, Birmingham. Situated on Merlin Way, this property offers a cosy retreat for those seeking a comfortable and convenient living space.

Make your initial enquiry by email due to the demand for this property. We will not be taking calls front office but will respond to all email enquiries within 48 hours.

As you step into this lovely flat, you are greeted by a well-proportioned reception room, perfect for relaxing after a long day or entertaining guests. The bedroom provides a peaceful sanctuary for rest and relaxation, ensuring a good night's sleep. The property features a good size bathroom, ideal for refreshing showers or indulgent baths.

With its convenient location in Castle Vale, you'll have easy access to local amenities, schools, parks, and transport links, making it a desirable place to call home. Don't miss out on the opportunity to make this flat your own and enjoy all that this vibrant area has to offer.

Contact us today to arrange a viewing and start envisioning the possibilities for this delightful property on Merlin Way!

Deposit: £980

EPC: C

Council tax: A

Contract Length: 12 months

Only those items mentioned within these particulars are included in the sale. All other items are excluded or may be negotiable with the vendor by separate agreement. Love Your Postcode has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their solicitor or surveyor. Double glazing and central heating exists only where specified.

