

A three-story red brick building with a garden and a large 'DRAFT' watermark. The building features a mix of rectangular and arched windows, some with white frames and others with yellow surrounds. A white door is visible on the ground floor. The garden in front is green with a paved path and various shrubs and trees. The sky is blue with some clouds.

DRAFT

18 Merlin Court, Nightingale Walk, Burntwood,
Staffordshire, WS7 9QT

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**18 Merlin Court, Nightingale Walk,
Burntwood, Staffordshire, WS7 9QT**

£130,000

OFFERS IN EXCESS OF

Situated within the ever popular St Matthews development is this particularly well presented second floor apartment that is offered for sale with no onward chain. Constructed by Bloor Homes, the accommodation briefly comprises entrance vestibule, reception hall, spacious lounge, dining kitchen, double bedroom and bathroom with shower. Externally, the apartment block is situated amongst very well maintained communal gardens and there is an allocated parking space to the rear of the building. Ideally suiting the first time buyer or investor, with a monthly anticipated rental of £725. Local amenities at Swan Island are readily accessible including a Co-op food store, Post Office, Doctors surgery, Pharmacy, cafe and pub.



COMMUNAL ENTRANCE HALL

having intercom access and stairs rising to the second floor.

ENTRANCE VESTIBULE

With intercom phone and door accessing through to the reception hall.

RECEPTION HALL

With access to the roof space, central heating radiator, built in airing cupboard with central heating radiator and slatted linen shelving.

SPACIOUS LOUNGE

15' 9" x 11' 10" (4.80m x 3.61m) With dual uPVC framed double glazed windows to the rear elevations, two central heating radiators, feature fireplace surround with marble effect inset and raised hearth housing an electric fire.

DINING KITCHEN

11' 10" x 7' 8" (3.61m x 2.34m) With a range of units at eye and base level providing work surface, storage and appliance space. inset one and a half bowl stainless steel sink and drainer, integrated four ring gas hob, oven beneath and extractor hood over. Plumbing for washing machine, wall mounted central heating boiler, central heating radiator and uPVC framed double glazed window to the rear elevation.

DOUBLE BEDROOM

11' 10" x 10' 11" (3.61m x 3.33m) With uPVC framed double glazed window to the front elevation, central heating radiator and built in double wardrobe.

BATHROOM WITH SHOWER

Comprising a suite in white of panelled bath, pedestal wash hand basin and W.C. Corner cubicle housing the shower. Part ceramic wall tiling, central heating radiator and uPVC framed double glazed window to the front elevation.



OUTSIDE

The apartment building is situated amongst pleasant well maintained communal gardens. Allocated parking space for one vehicle to the rear of the apartment.

COUNCIL TAX BAND B Lichfield District Council

EPC TBC

TENURE

Our client advises us that the property is Leasehold with a Ground Rent of £272.04 per annum which is reviewed annually. Service Charge is currently £114.00 per month. The lease was initiated on January 1 2002 for 125 years.



VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

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burntwood@billtandy.co.uk
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