



312 The Franklin, 81 Bournville Lane

Bournville, Birmingham, B30 2BZ

Offers Over £160,000

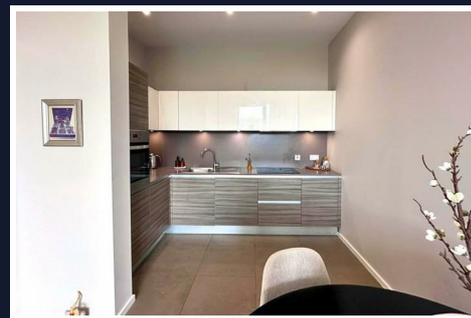
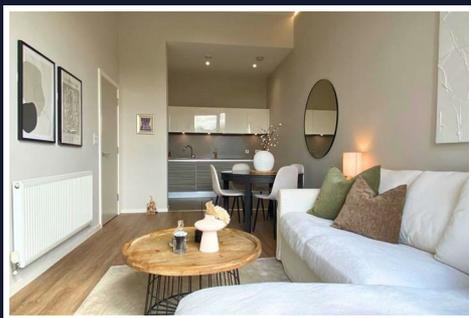


SUPERB CONTEMPORARY APARTMENT IN A PRIME BOURNVILLE LOCATION

Set within this highly sought-after modern development in the heart of Bournville, this beautifully presented one-bedroom, third-floor apartment is offered with NO ONWARD CHAIN and is ready to move straight into. Perfectly positioned just a short stroll from Bournville Train Station, the property enjoys excellent commuter links to the QE Hospital, University of Birmingham, and Birmingham City Centre. Located directly opposite Cadbury World, the apartment is ideally placed for enjoying Bournville's historic village green, while also being within easy reach of Stirchley's vibrant high street, with its array of independent cafés, bars, and amenities.

The accommodation briefly comprises an allocated parking space, access to a residents' gym, secure communal hallway, private entrance hall, a stylish open-plan living/dining/kitchen area, a high-spec contemporary bathroom, and a generously sized double bedroom.

Early viewing is highly recommended. To arrange your appointment, please contact our Bournville sales team



Approach

This beautifully presented contemporary third-floor apartment is accessed via well-maintained communal entranceways, leading to a communal entrance hall with residents' gym facilities. Lift and stair access rise to the third floor, where a hardwood front door opens into:

Hallway

Featuring a hardwood floor, recessed ceiling spotlights, fire/smoke alarm, telephone/video intercom system, central heating radiator, and internal doors providing access into:

Open Plan Living/Dining and Kitchen

25'0" x 9'11" (7.62m x 3.02m)

A bright and stylish open-plan living space benefiting from a floor-to-ceiling double-glazed window to the rear aspect. The room features LED feature lighting, recessed ceiling spotlights, continued hardwood flooring, and a central heating radiator, with an open walkway through to the kitchen area.

The contemporary L-shaped kitchen is fitted with matching wall and base units, integrated oven, four-ring induction hob, stainless steel sink with mixer tap, built-in dishwasher, generous work surfaces, and additional recessed ceiling lighting.

Main Bedroom

9'10" x 13'11" (3.00m x 4.24m)

A well-proportioned double bedroom with a floor-to-ceiling double-glazed window to the rear aspect, recessed ceiling spotlights, and a central heating radiator.

Bathroom

6'9" x 5'7" (2.06m x 1.70m)

A contemporary bathroom comprising a three-piece suite, including a panelled bath with shower screen and mains-powered shower over, Roca wall-mounted wash hand basin with mixer tap, and concealed cistern WC. Finished with modern floor and wall tiling, heated chrome towel rail, large mirror, shelving, recessed spotlights, and extractor fan.

Laundry Room/Storage

Providing space facility for a washing machine, housing the electric fuse box, and offering ample storage space. Finished with continued hardwood flooring and a ceiling light point.

Rear of the Development

The property benefits from one allocated parking space, accessed via the side service road opposite Bournville Train Station.

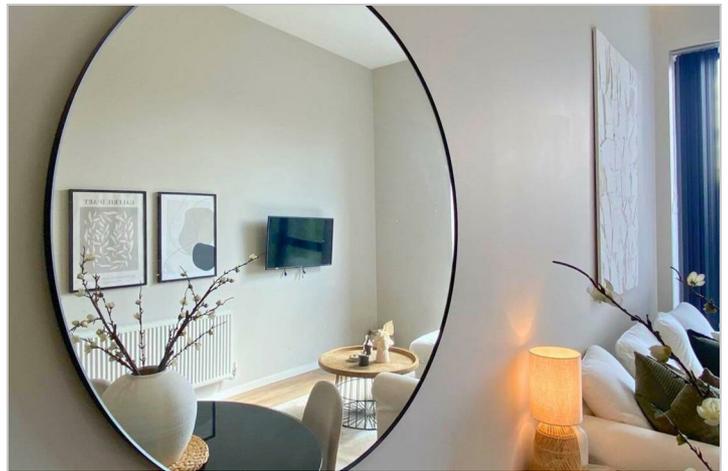
Lease Information

Lease Start Date 15/06/2016

Lease End Date 01/01/2165

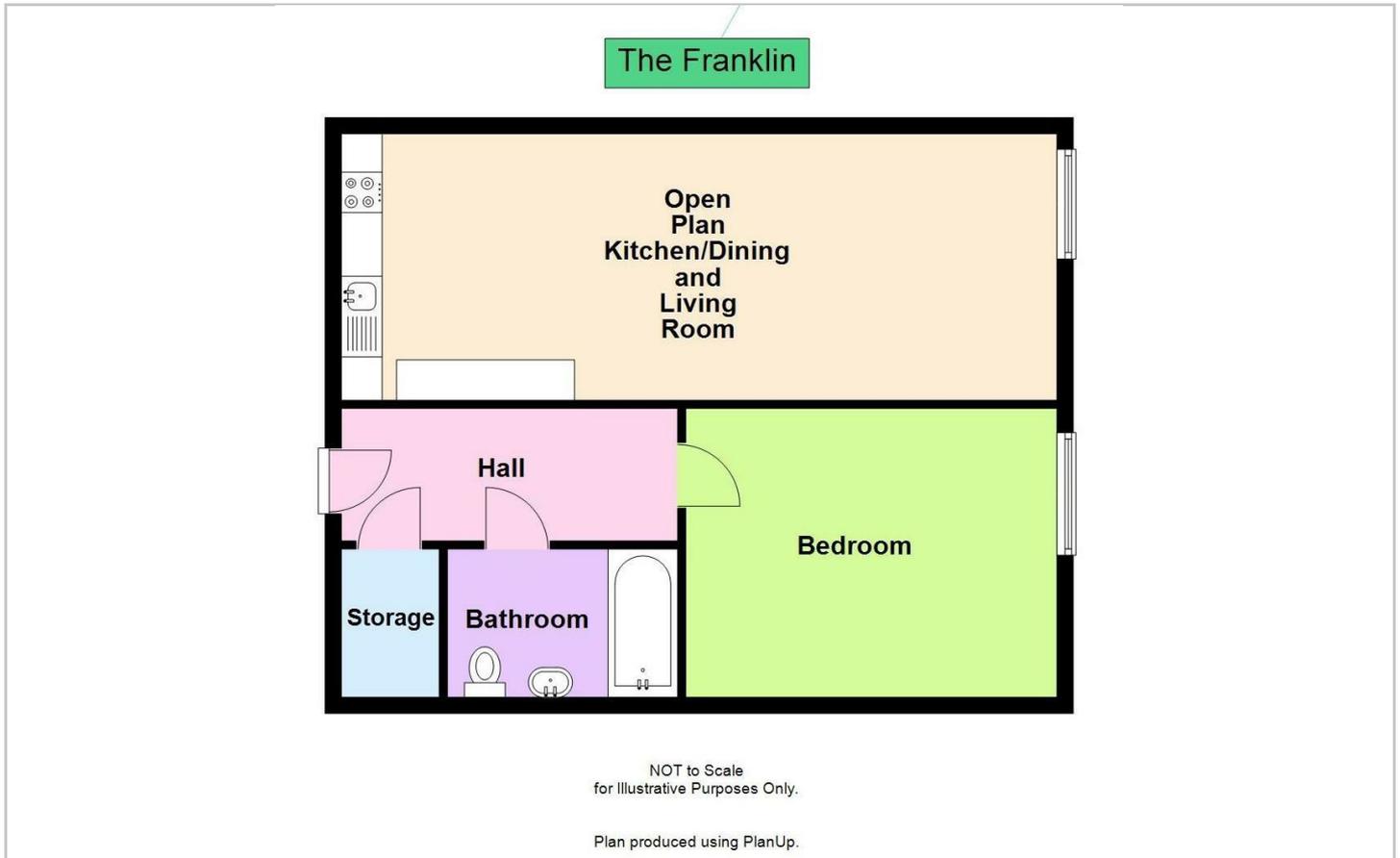
Lease Term 150 years from 1 January 2015

Lease Term Remaining 139 years





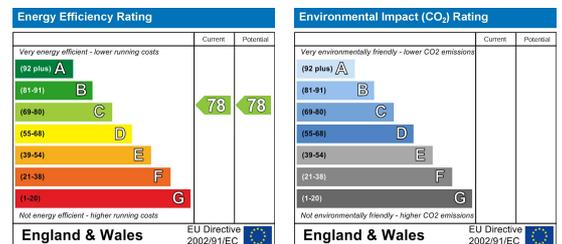
Floor Plan



Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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