



26 Griffin Close

Northfield, Birmingham, B31 2FJ

Offers Over £125,000



A fantastic opportunity to purchase this generous one bedroom first floor apartment!

Set within this highly sought-after development just off Bristol Road on the ever-popular Bournville Trust Estate, the property offers an impressive amount of space and natural light throughout. The apartment features a super-spacious open-plan kitchen, living and dining area, ideal for both everyday living and entertaining.

The accommodation briefly includes: well-kept communal grounds, allocated parking, welcoming entrance hallway, a superb open-plan kitchen/living/dining room, a great-sized double bedroom with fitted double wardrobes, and a separate, well-appointed bathroom.

Perfectly positioned for easy access to key local destinations including the Q.E. Hospital, University of Birmingham, Birmingham City Centre, major motorway links and the excellent amenities of Northfield, Selly Oak and Bournville. Offered with no onward chain. To arrange your viewing, please contact our Bournville sales team.



Approach

This first floor apartment is approached via communal entrance with hardwood door opening into:

Entrance Hallway

With hardwood floor covering, storage cupboard and door opening into:

Open Plan Living/Dining and Kitchen

19'10 x 17'07 (6.05m x 5.36m)

With two double glazed windows to the front aspect, two wall mounted electric radiators and three ceiling light points. L-shaped kitchen with modern wall and base units with roll edge work surfaces incorporating integrated oven and grill with four ring burner electric hob with in-built extractor over, tiling to splash backs, one and a half bowl stainless steel sink and drainer with hot and cold mixer tap, space facility for washer/dryer, integrated fridge and freezer, under cupboard lighting and continued hardwood laminate effect flooring.

Bathroom

7'04 x 6'03 (2.24m x 1.91m)

With panel bath with glass shower screen, hot and cold mixer tap and shower over, low flush WC, wall

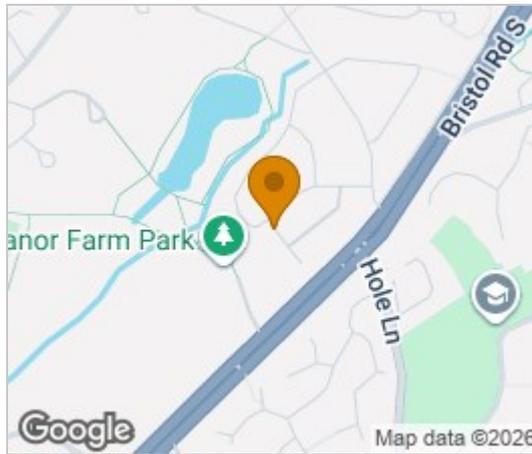
hung wash hand basin with hot and cold mixer tap, tiling to splash backs, laminate wood effect floor covering, wall mounted heated radiator/towel rail, ceiling extractor and recessed spots to ceiling.

Bedroom

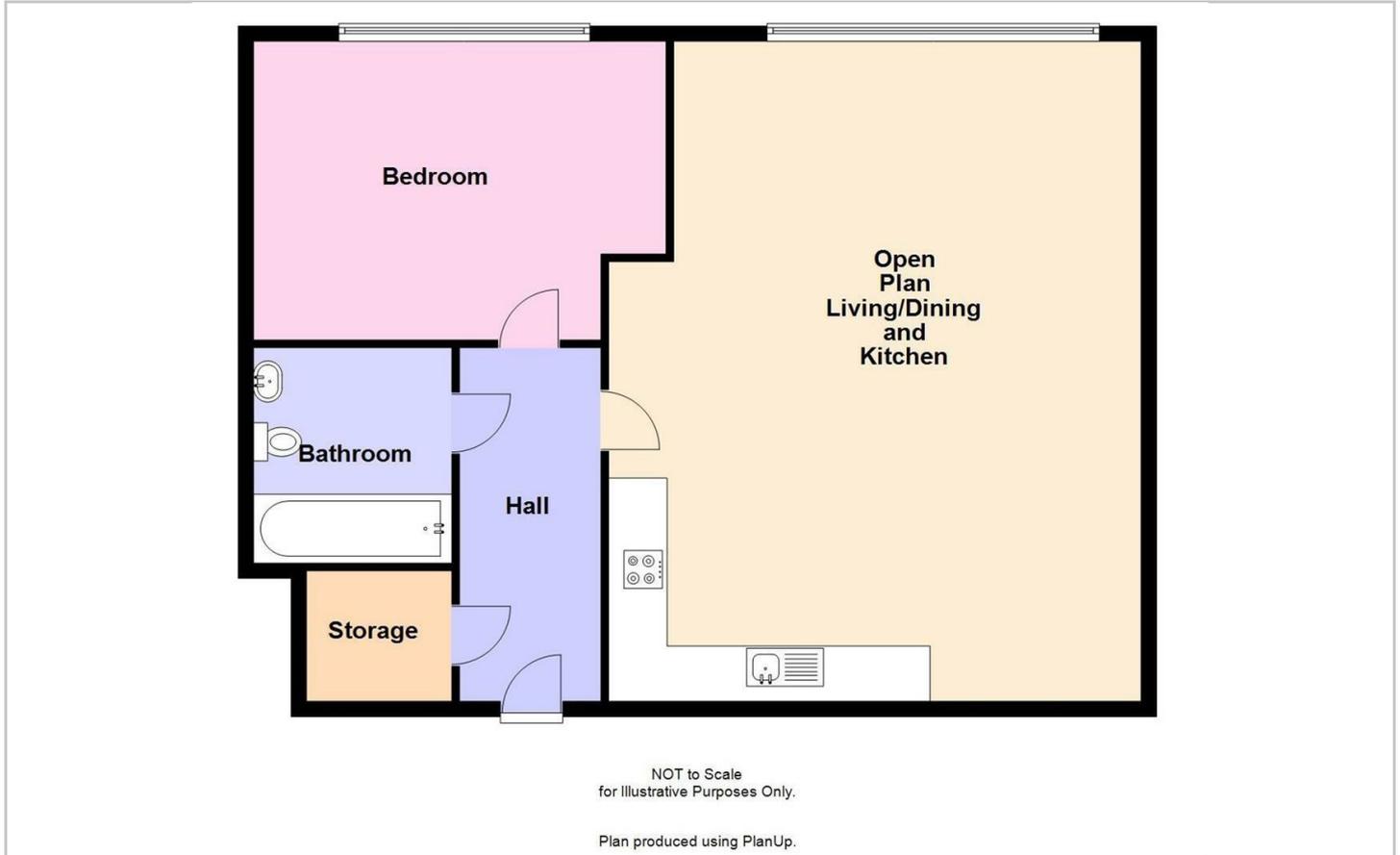
9'02 x 10'07 (2.79m x 3.23m)

With double glazed window to the front aspect, ceiling light point, double in-built wardrobes and wall mounted electric radiator.





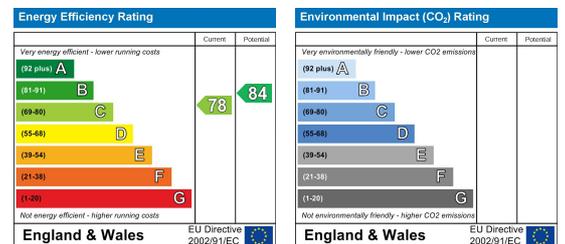
Floor Plan



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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