



28 Griffin Close

Northfield, Birmingham, B31 2FJ

Offers Over £135,000



***A fantastic opportunity to purchase this generous one bedroom ground floor apartment!* Set within this highly sought-after development just off Bristol Road on the ever-popular Bournville Trust Estate. Offering an impressive amount of space and natural light throughout, the property features a super-spacious open-plan kitchen, living and dining area with direct access to outdoor space, making it 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 with outside access, 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 superb larger than average ground floor one bedroom apartment is approached via a communal area with door opening into: Entrance Hallway With two storage cupboards, laminate wood effect floor covering, wall mounted radiator and internal door opening into:

Entrance Hallway

With two storage cupboards, laminate wood effect floor covering, wall mounted radiator and internal door opening into:

Open Plan Living/Dining and Kitchen

17'11 x 21'01 (5.46m x 6.43m)

L-shaped contemporary kitchen with a selection of wall and base units with roll edge work surface with integrated four ring burner electric hob with in-built stainless steel extractor over and integrated oven and grill, stainless steel sink and drainer with hot and cold mixer tap, facility for washer/dryer, integrated fridge freezer, tiled splash backs, under cupboard lighting, continued hardwood laminate flooring and opens into living/dining area. With continued laminate wood effect flooring, double glazed French doors with accompanying above window giving views and access to the communal gardens, two ceiling light points and two wall mounted electric radiators.

Bedroom

7'02 x 6'03 (2.18m x 1.91m)

L-shaped contemporary kitchen with a selection of wall and base units with roll edge work surface with integrated four ring burner electric hob with in-built stainless steel extractor over and integrated oven and grill, stainless steel sink and drainer with hot and cold mixer tap, facility for washer/dryer, integrated fridge freezer, tiled splash backs, under cupboard lighting, continued hardwood laminate flooring and opens into living/dining area. With continued laminate wood effect flooring, double glazed French doors with accompanying above window giving views and access to the communal gardens, two ceiling light points and two wall mounted electric radiators.

Bathroom

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

This superb sized bedroom offers double glazed window to the rear aspect, wall mounted electric radiator, in-built double wardrobes and ceiling light point.

LEASE INFORMATION

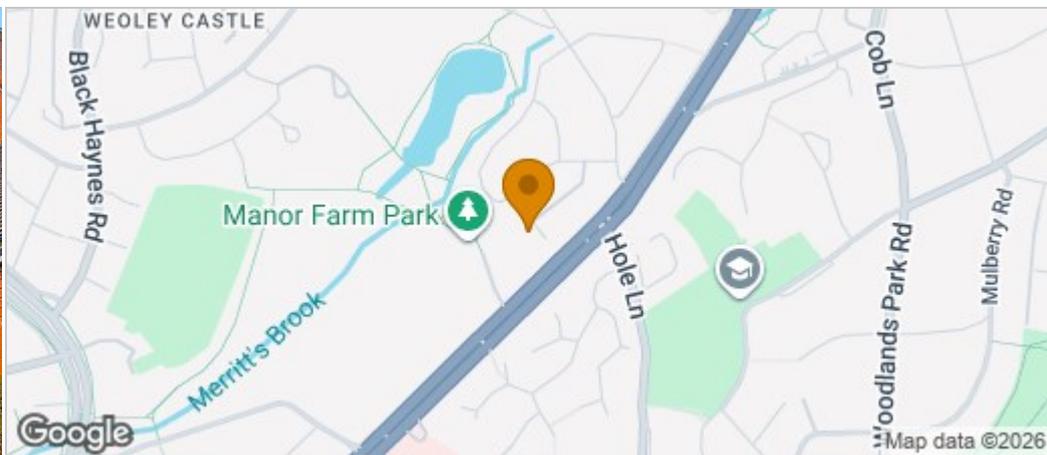
Lease Start Date 04/10/2005

Lease End Date 30/11/2128

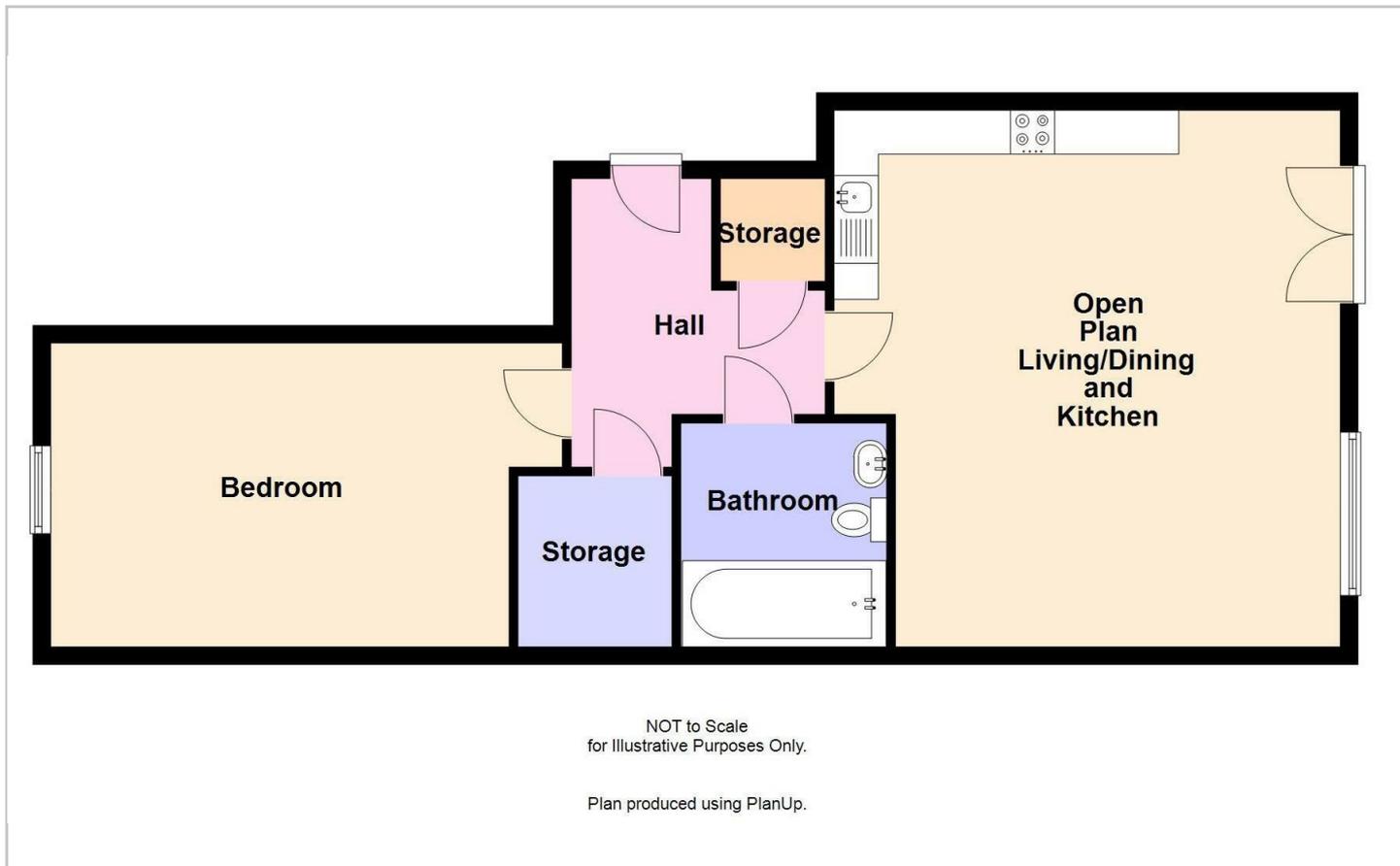
Lease Term 125 years from 30 November 2003

Lease Term Remaining 102 years





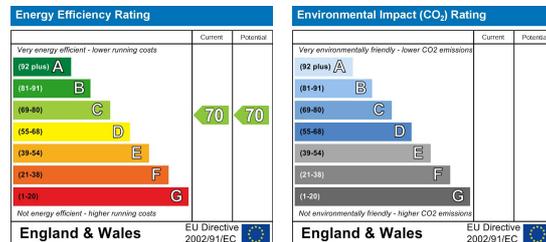
Floor Plan



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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