



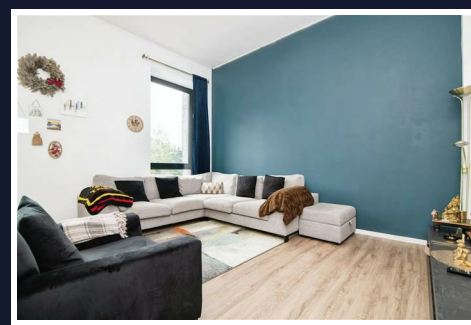
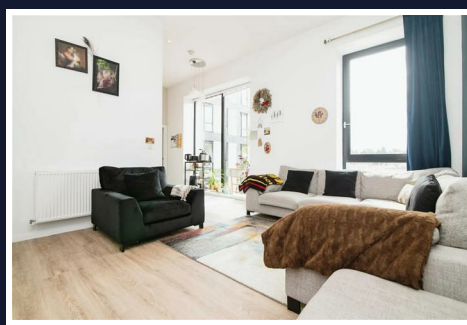
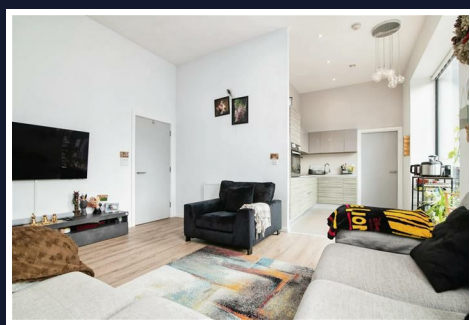
314 The Franklin 81 Bournville Lane

Bournville, Birmingham, B30 2BZ

£230,000



SUPERB CONTEMPORARY APARTMENT IN MUCH SOUGHT AFTER LOCATION! Located in this much sought after development in the heart of Bournville and being perfectly placed for access to the nearby places of interest including the QE Hospital, University of Birmingham and City Centre with Bournville train station only being a short stroll away and also well located for access into Bournville's historic village green but also Stirchley high street with all of its independent bars and restaurants. The apartment itself offers contemporary styling throughout with the addition of a residents gym and parking and offers the following accommodation; communal lift and stair access, allocated parking, entrance hallway, open plan living / dining and kitchen, storage room, bathroom and two good size main bedrooms. To arrange your viewing please contact our Bournville team or click the link for our virtual tour! Tenure Our vendor has informed us that this property is leasehold with 144 years and 3 months approx. Annual Ground Rent £350,00 and the annual Service Charge £3247.80 This is all subject to confirmation from a legal representative.



Approach

This well presented apartment is approached via a communal entrance with seating and welcome areas including access to the residents on-site gym and then via lift or stair access to the fourth floor with hardwood front entry door opening into:

Hallway

With hardwood floor covering, recessed spots to ceiling, door opening into storage cupboard providing plentiful storage with ceiling light point and continued hardwood, central heating radiator and doors from the main hallway opening into:

Contemporary Bathroom

7'6" x 6'3" (2.30 x 1.91)

With a three piece contemporary bathroom suite comprising panel bath the glass shower screen and mains power shower over, wall hung wash hand basin with hot and cold mixer tap, hidden cistern wall hung WC, in-built shelving with mirror backing, recessed spots to ceiling, extractor fan and heated chrome towel rail.

Bedroom One

54'1" x 8'2" (16.5 x 2.50)

With feature floor to ceiling double glazed windows, recessed spots to ceiling and central heating radiator.

Bedroom Two

11'1" x 9'2" (3.40 x 2.80)

With feature floor to ceiling double glazed windows, recessed spots to ceiling and central heating radiator.

Open Plan Dining/Living and Kitchen

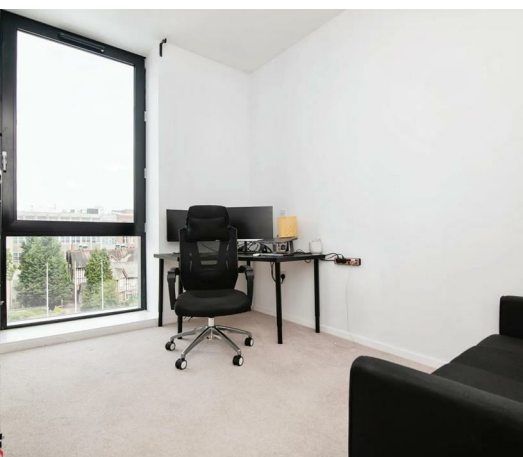
22'11" x 14'9" (7.00 x 4.50)

With a contemporary I-shaped Italian style kitchen with a contemporary selection of wall and base units with integrated washing machine, dishwasher and oven with four ring induction hob, integrated fridge and freezer, feature under cupboard lighting, stainless steel sink and drainer with hot and cold mixer tap, contemporary work surface with integrated splash backs, central heating radiator and tiled floor covering. Open walkway into dining/living area with hardwood floor covering, feature floor to ceiling double glazed window giving superb views, feature strip LED ceiling light point, drop down ceiling light point, recessed spots to ceiling, wall mounted telephone / video intercom and central heating radiator.

Tenure

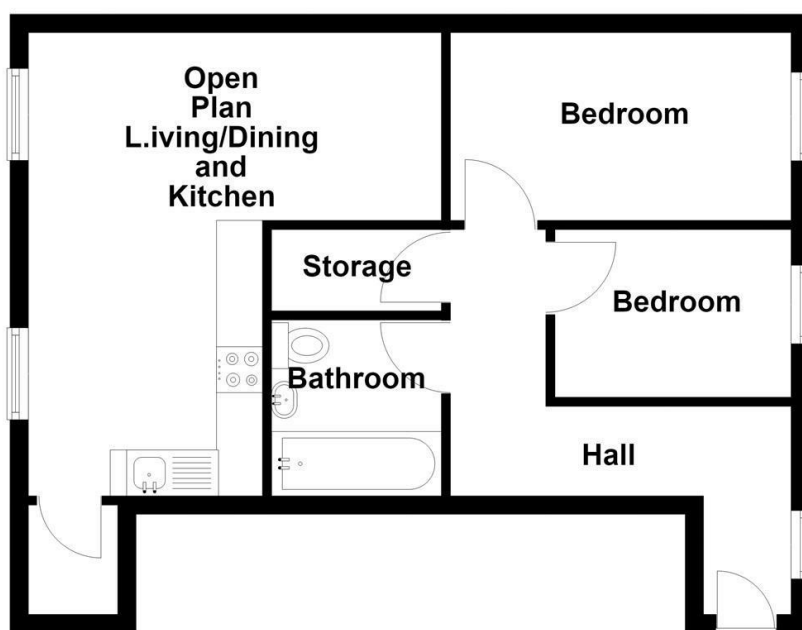
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Floor Plan

Ground Floor

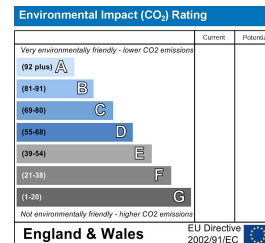
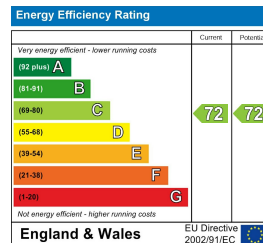


NOT to Scale
for Illustrative Purposes Only.
Rice Chamberlains.
Plan produced using PlanUp.

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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