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## 106 The Franklin 81 Bournville Lane

Bournville, Birmingham, B30 2BZ

Offers In The Region Of £250,000



This stunning two bedroom apartment offers contemporary living in this lovely, leafy suburb of Birmingham which is only a few short stops to Birmingham City Centre alongside the QE Hospital and University with Bournville train station only being a short stroll away. The recently re-decorated apartment offers bright and airy open-plan living with wonderful high loft style ceilings, has two well planned en-suite high specification Roca Italian bathrooms, one with monsoon walk-in shower and also a Comprex designed kitchen with recently upgraded integrated appliances. The Franklin was developed in 2016 having been formerly used as Cadburys headquarters, it has retained its 1960's feel with marble entrance foyer alongside high-spec residents gym and secure parking areas. The property is one of the larger style in the development with in-built fibre optic internet and Sky Q already in-built. Ideally positioned to offer great access that all Bournville offers including the much in-demand local schools, lovely independent shops and eateries and is also well placed for access onto Stirchley's vibrant high street with its plethora of independent shops and retailers. This is a wonderful home perfect for investors or as a low-maintenance, stress free home for owner-occupiers! Please call our Bournville team for more info or click for the full virtual tour!



### Approach

This two bedroom first floor apartment is approached via a car park with direct access to communal hallway or from the main entrance door with stairs and lift access to the first floor with hardwood front entry door opening into:

### Entrance Hall

With gas central heating radiator, recessed spotlights, hardwood wooden floor covering, door opening into useful storage cupboard providing plentiful storage and internal doors opening into:

### Open Plan Living/Kitchen/Dining Room

13'4" x 28'11" (4.06 x 8.81)

**Living / Dining Area:** With continued hardwood wooden floor covering, floor to ceiling double glazed windows to side aspect with brand new white wooden blinds, feature LED strip lighting, recessed spots to ceiling, two gas central heating radiators, telephone video intercom system, in-built BOSE speaker system and open walkway through to contemporary kitchen.

**Kitchen:** With tiling to floors, contemporary kitchen units, stainless steel sink and drainer unit with hot and cold mixer tap with filter, integrated AEG oven, four ring burner induction hob, integrated dishwasher and breakfast bar area with Quartz worktops. Kitchen also has updated Quartz worktops and splashbacks.

### Bedroom One

With door opening into built-in wardrobe with interior lighting and hallway opening into main bedroom area with floor to ceiling double glazed window with brand new white wooden blinds, recessed spots, gas central heating radiator and door opening into:

### En-Suite Shower Room

7'2" x 5'2" (2.18 x 1.57)

With double walk-in shower with mains power shower, contemporary upgraded wash hand basin with under sink storage and hot and cold mixer tap, hidden cistern push button WC, all mounted mirror, contemporary tiling to wall slash backs and walls, heated chrome towel rail and recess spots to ceiling.

### Guest Cloakroom/WC

2'10" x 4'9" (0.86 x 1.45)

With contemporary tiling to floor and splash backs, hidden cistern low flush WC, wall mounted wash hand basin with hot and cold mixer, wall mounted mirror, recessed spots to ceiling and ceiling mounted extractor fan.

### Bedroom Two

9'4" x 17'4" (2.84 x 5.28)

With floor to ceiling double glazed window with brand new white wooden blinds, recessed spots to ceiling, gas central heating radiator and interior door opening into:

### En-Suite

7'2" x 5'6" (2.18 x 1.68)

With panel bath with mains power shower over and glass shower screen, contemporary upgraded wash hand basin with under sink storage and hot and cold mixer tap hidden cistern push button WC, contemporary tiling to floor and splash back area, wall mounted mirror, ceiling mounted extractor and recessed ceiling spotlights.

### Parking

One allocated parking space in the gated parking area.

### Tenure

Lease Start Date 21/06/2016

Lease End Date 01/01/2165

Lease Term 150 years from 1 January 2015

Lease Term Remaining 139 years

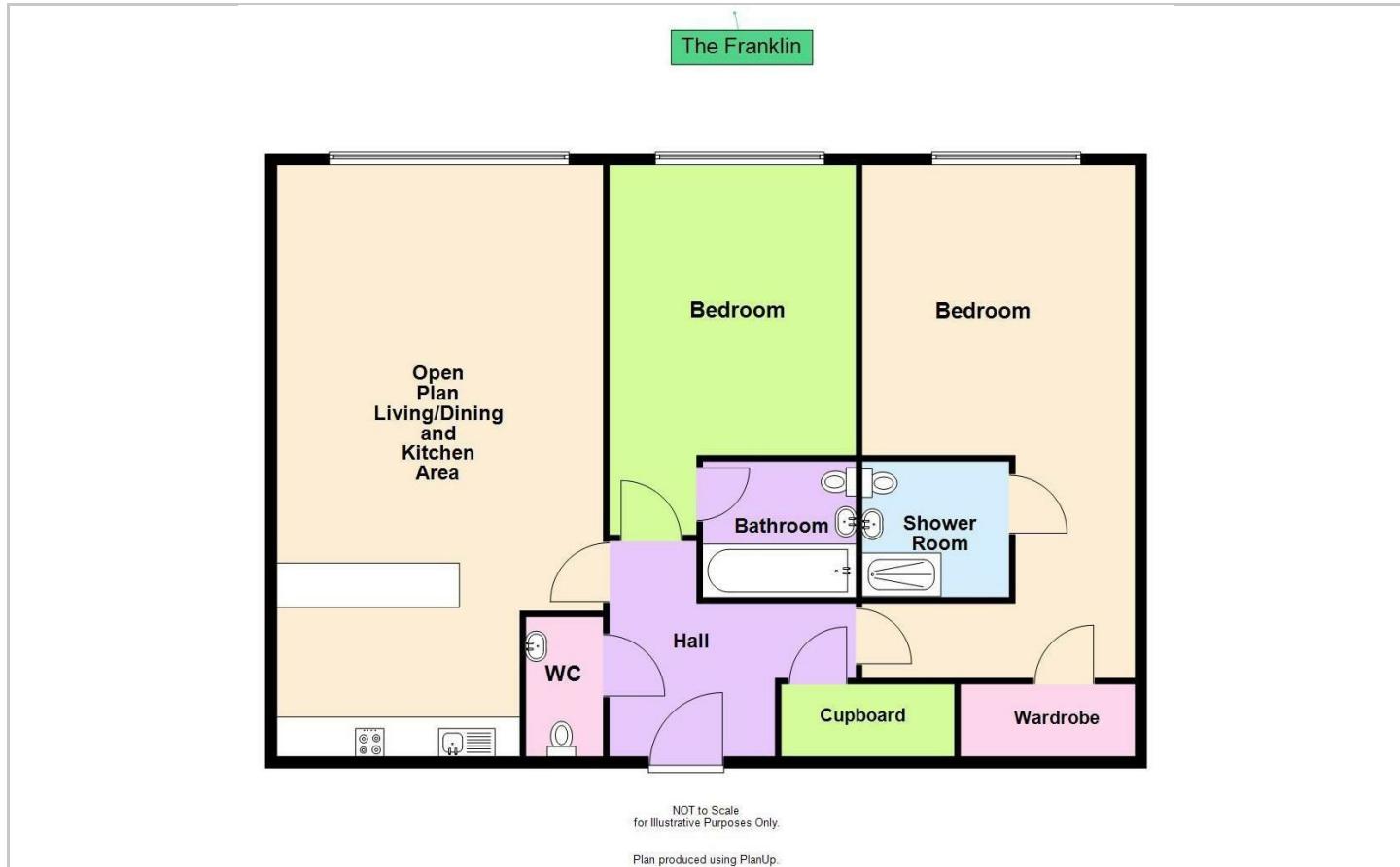
### Additional Services/Referral Fees

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.





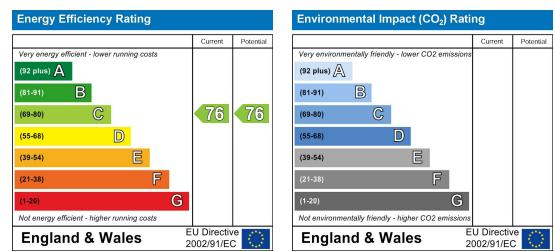
## Floor Plan



## 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.

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