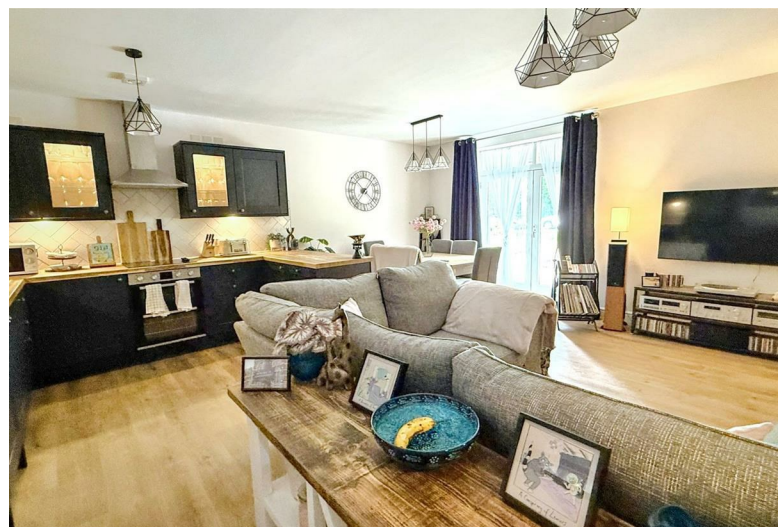




## Apartment 4, 6 Middlepark Drive

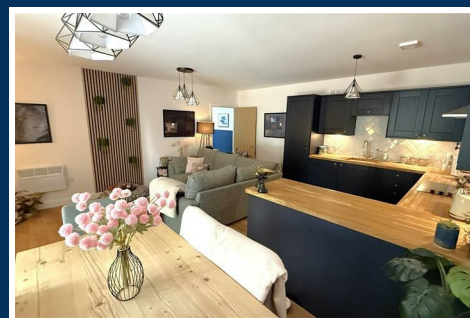
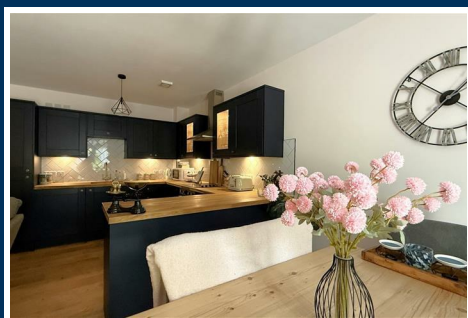
Northfield, Birmingham, B31 2FQ

Offers Over £180,000





**\*\*Superior Size Ex-Show Apartment – Bournville Park Development\*\*** This superb two-bedroom, two-bathroom ground floor apartment forms part of the much sought-after Bournville Park development, located just off Bristol Road within the prestigious Bournville Village Trust Estate. Formerly the show apartment, this property enjoys a larger-than-average layout, filled with natural light and offering direct access to beautifully maintained communal gardens. With its generous proportions and stylish finish, it provides an ideal home for professionals or those looking to downsize without compromising on space or comfort. The accommodation features a spacious entrance hallway leading to a bright and airy open-plan living, dining, and refurbished kitchen area with access to outdoor space. The principal bedroom benefits from an en-suite shower room and its own garden access with lots of storage, the second double bedroom has further storage and a modern main bathroom. Externally, the property has allocated parking and sits within secure, well-kept communal grounds. Perfectly positioned for easy access to the Queen Elizabeth Hospital, University of Birmingham, Birmingham City Centre and close to the Royal Orthopedic hospital, the apartment is also well served by nearby Northfield, Selly Oak, and Bournville Village, as well as excellent motorway and transport links. This exceptional home combines space, style, and location to create a truly special home! Call our Bournville team to book your viewing.



#### Approach

This stunning two double bedroom ground floor apartment is approached via a communal parking and hallways with hardwood front entry door opening into:

#### Entrance Hallway

With bespoke painted walls, hardwood wooden floor covering, recessed spots to ceiling, wall mounted electric radiator, door opening into useful storage cupboard and internal doors opening into:

#### Main Bedroom

15'10" x 13'02" (4.83m x 4.01m)

With wooden framed double glazed French doors giving access to the communal garden, ceiling light point, wall mounted electric heater, a selection of mirror fronted in-built wardrobes providing excellent storage space and door opening into:

#### En-Suite Shower Room

7'06" x 5'07" (2.29m x 1.70m)

Refurbished en-suite shower room with contemporary walk-in shower with shower screen and mains powered shower over, push button WC, wash hand basin on pedestal with hot and cold mixer tap, metro tiling to splash backs, slate tile floors, wall mounted ceramic towel rail, recessed spots to ceiling and ceiling mounted extractor.

#### Bedroom Two

15'03" max x 13'05" max (4.65m max x 4.09m max)

With further triple in-built wardrobes, wall mounted electric heater, ceiling light point and double glazed window to the rear aspect.

#### Bathroom

5'06" x 7'04" (1.68m x 2.24m )

Refurbished bathroom with wash hand basin on pedestal with hot and cold mixer tap, push button low flush WC, panel bath with hot and cold mixer tap and shower attachment, contemporary metro tiling to splash backs, slate style tiled floor, wall mounted ceramic heated towel rail and recessed spots to ceiling.

#### Superb Open Plan Living/Dining and Kitchen

17'05" x 19'01" (5.31m x 5.82m )

Recently refurbished kitchen area with a stunning selection of navy wall and base units incorporating feature under cupboard lighting, including display units, hard block wooden work surfaces incorporating Belfast sink with hot and cold mixer tap, integrated fridge and freezer, integrated washing machine, integrated Limona double oven and four ring burner induction hob, contemporary tiling to splash backs, hardwood wooden floor covering, breakfast bar area and opens out to the living/dining area. With

continued hardwood wooden floor covering, feature bespoke acoustic paneling to walls, two wall mounted electric radiators, double glazed French doors with accompanying double glazed windows above giving access and views of the communal gardens, three drop down ceiling light points and telephone intercom system.

#### Communal Grounds

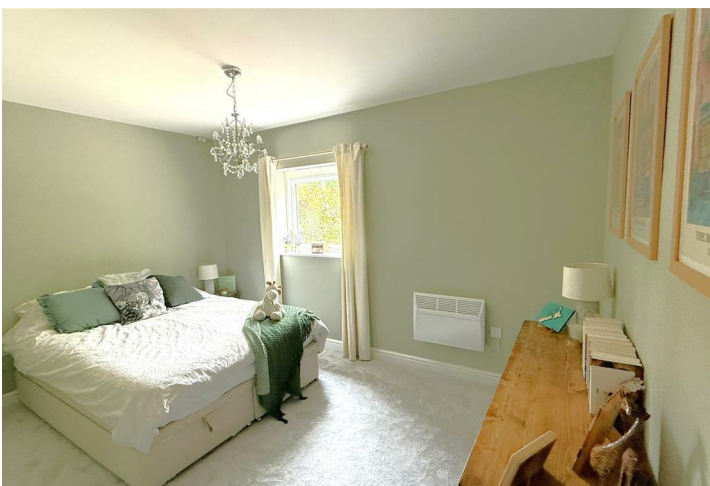
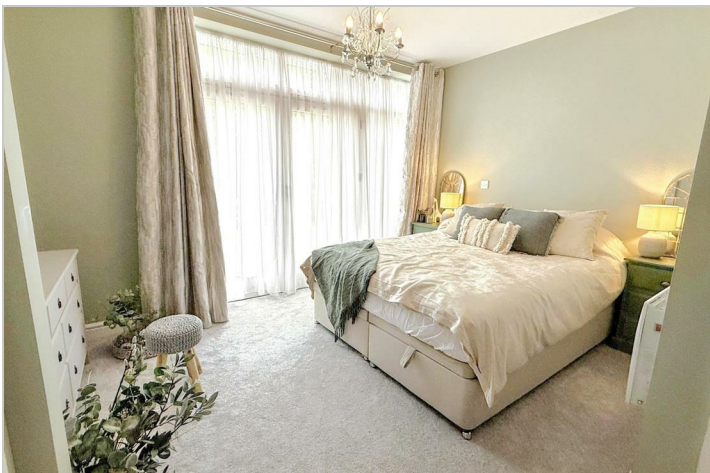
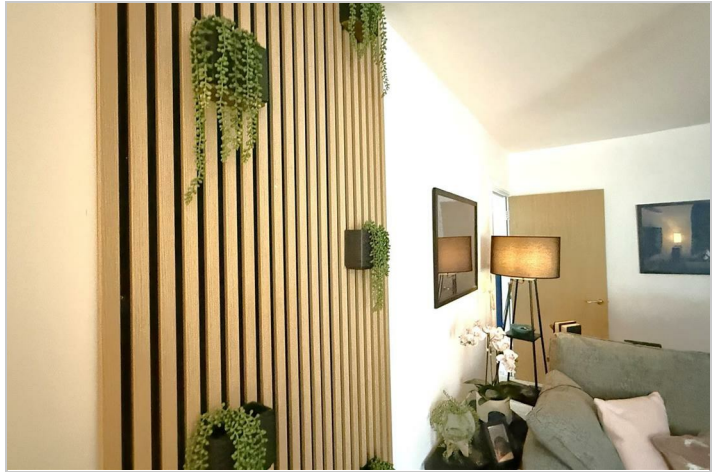
Communal gardens wrap around the property with low maintenance shingle pathway leads directly outside to doors providing a nice feeling of outside space, communal parking to the rear of the block in a gated secure parking area.



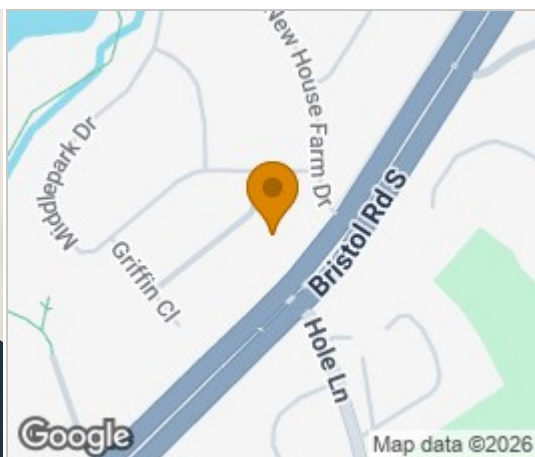
#### Tenure

The agent understands that the property is Leasehold. However, we have not inspected or verified the legal title to the property.

103 years remaining on the lease, Service Charge £2188,00 pa, Ground Rent £210 pa, All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.







## Floor Plan

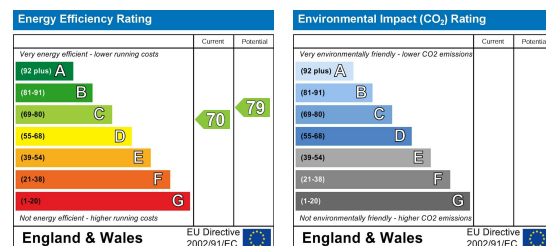
Middle Park Drive -  
NOT TO SCALE -  
For illustrative  
purposes only



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 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.