



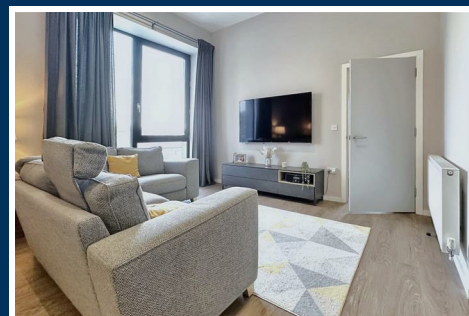
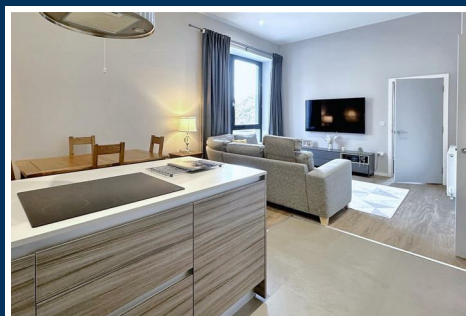
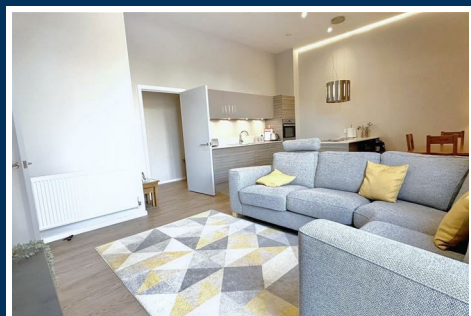
Apartment 201 The Franklin, Bournville Lane

Bournville, Birmingham, B30 2BZ

Offers In The Region Of £270,000



SUPERB 2ND FLOOR CONTEMPORARY APARTMENT IN MUCH SOUGHT AFTER LOCATION! This is a wonderful, bright and airy, two bedroom, two bathroom, 2nd floor apartment which is beautifully presented and has wonderful far reaching views! Located in this much sought after development in the heart of Bournville you're perfectly placed for access to all of 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 on-site residents gym and offers the following accommodation; communal lift and stair access, allocated outside secure car park space, impressive entrance hallway, storage, lovely open plan living / dining and contemporary kitchen, Italian designer bathroom, good size main bedroom and a second double bedroom / home office. To arrange your viewing please contact our Bournville team or click the link for our virtual tour! EPC Rating C and Council Tax Band C.



Approach

This superb two bedroom second floor apartment is approached via a communal impressive entrance hall with residence gym and under ground parking, the stairs and lift access to the second floor with a hardwood front entry door opening into:

Hallway

Excellent L-shaped entrance hall with hardwood floor covering, central heating radiator, recessed spots to ceiling, double opening doors into storage cupboard and internal doors opening into:

Open Plan Living/Kitchen and Dining Room

15'5" x 21'4" (4.7 x 6.52)

With picture floor to ceiling double glazed window, continued hardwood floor covering, telephone intercom system, recessed spots to ceiling, feature LED lighting and open walkway into kitchen area. With drop down extractor fan, tiling to floors, contemporary kitchen units, stainless steel sink and drainer unit with hot and cold mixer, integrated oven, four ring burner induction hob, integrated dishwasher and breakfast bar area.

Bathroom

6'8" x 6'9" (2.04 x 2.08)

With a contemporary three piece bathroom suite comprising hidden cistern push button rocka WC, wall hung contemporary rocka wash hand basin with hot and cold mixer tap, panel bath with glass shower screen with mains power shower, contemporary tiling to walls and floor, recessed spots to ceiling, mirrored wall and ceiling mounted extractor.

Bedroom Two

8'10" x 17'7" to window recess (2.7 x 5.38 to window recess)

With floor to ceiling double glazed picture window giving views of Cadbury, recessed spots to ceiling and central heating radiator.

Bedroom One

10'9" x 14'1" (3.3 x 4.3)

With floor to ceiling double glazed picture window to the giving superb views of Cadbury and beyond, central heating radiator, recessed spots to ceiling and door opening into:

En-Suite Shower Room

7'2" x 5'2" (2.2 x 1.6)

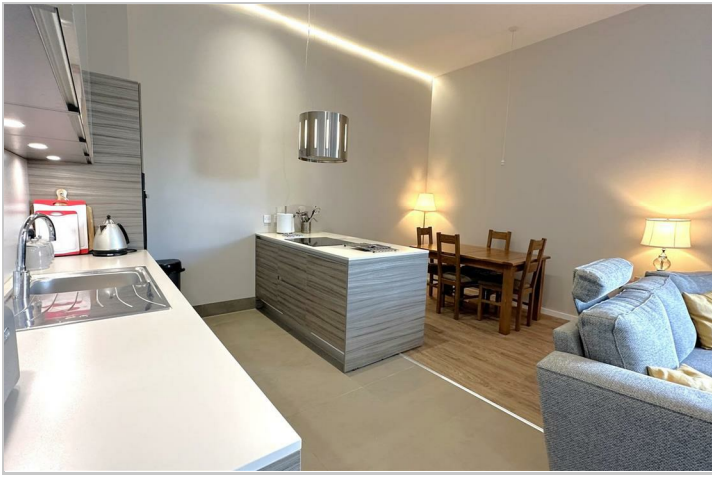
With contemporary rocka WC, wall hung contemporary wash hand basin with hot and cold mixer, walk-in shower with mains power shower over, contemporary tiling to floor and all splash backs, mirrored wall, recessed spots to ceiling, heated chrome towel rail and ceiling mounted extractor.

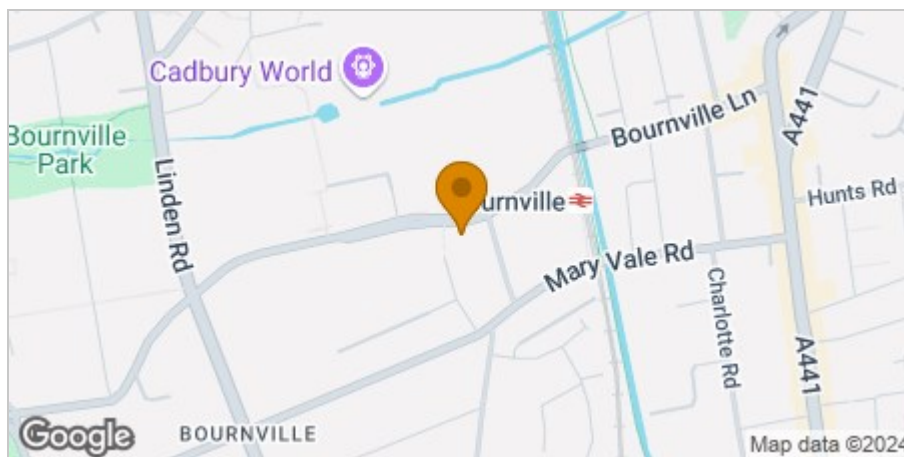
Outside

Two outside parking spaces.

Tenure

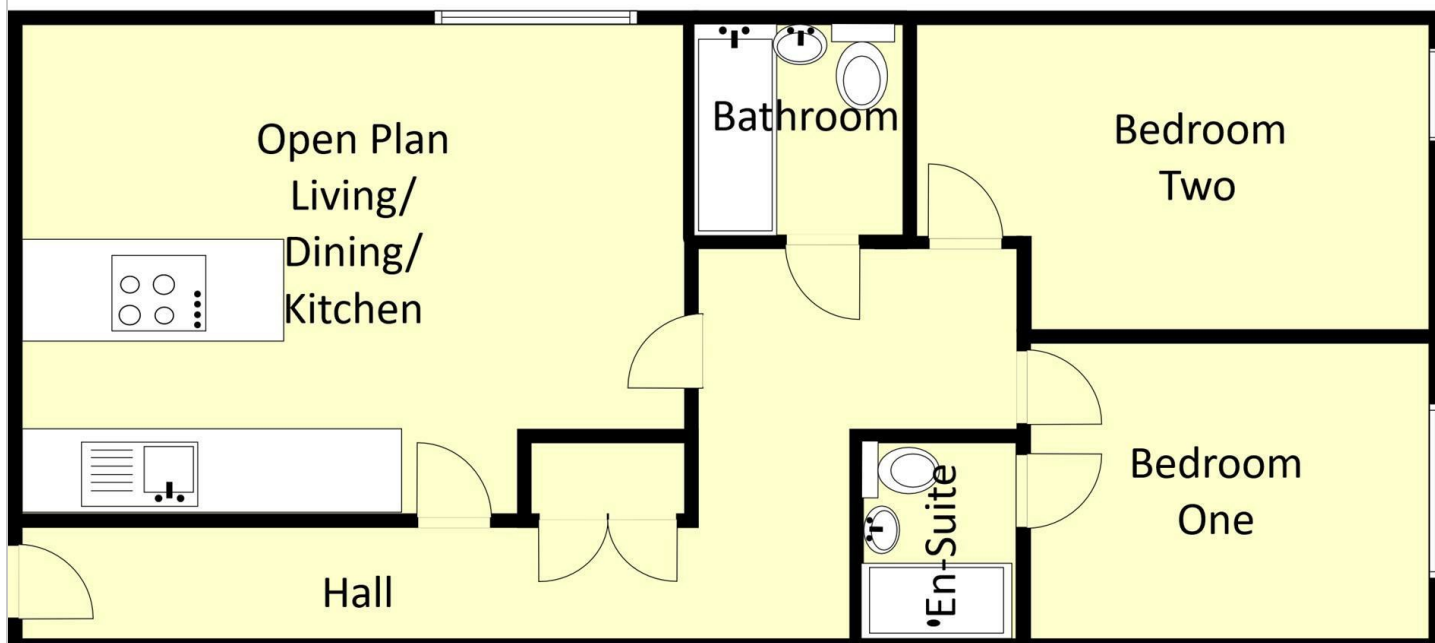
Our vendors have informed us this property is leasehold with 140 years left on the lease, we are awaiting confirmation for the Service and Ground Rent Charges. This is all subject to confirmation from a legal representative.





Floor Plan

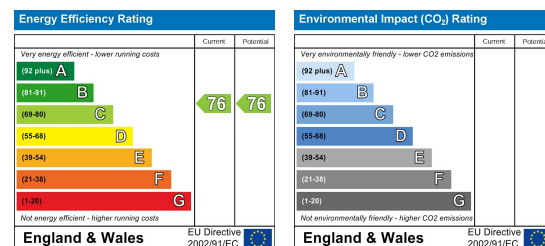
The Franklin For illustrative purposes only, NOT to scale.



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.