



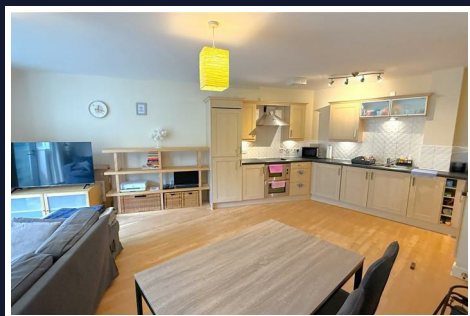
## Flat 10, 6 Middlepark Drive

Northfield, Birmingham, B31 2FQ

Offers Over £160,000



**\*Spacious First Floor Apartment – Bournville Park Development!\*** This superb two-bedroom, two-bathroom first-floor apartment forms part of the much sought-after Bournville Park development, located just off Bristol Road within the prestigious Bournville Village Trust Estate. Enjoying a generous layout filled with natural light and offering lovely views over the beautifully maintained communal gardens, this stylish property is ideal for professionals or those looking to downsize without compromising on space or comfort and is offered with no chain. The accommodation features a spacious entrance hallway leading to a bright and airy open-plan living, dining, and kitchen area. The principal bedroom benefits from an en-suite shower room and ample storage, while the second double bedroom also includes fitted storage and there is a separate 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 the Royal Orthopaedic 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 desirable place to live. Contact our Bournville team today to arrange your viewing!



### Approach

This excellent first floor apartment is approached via communal areas leading to the first floor with hardwood front entry door opening into:

### Hallway

With door opening into storage cupboard housing the hot water tank, further in-built storage cupboard providing plentiful storage space and further doors opening into:

### Open Plan Living/Dining and Kitchen

25'11" max x 18'02" max (7.90m max x 5.54m max)

#### Kitchen

Fitted with a matching range of wall and base units complemented by roll-edge work surfaces, the kitchen features an integrated electric hob (possibly induction) with extractor above, integrated electric oven and grill, and a one-and-a-half bowl stainless steel sink and drainer with hot and cold mixer tap. Additional integrated appliances include a washing machine and fridge/freezer. Tiling to splashback areas, a ceiling light point, and a laminate wood-effect floor complete the space. The kitchen opens seamlessly into the open-plan dining/living area.

### Open Plan Dining/Living Area

Bright and inviting, this space benefits from double-glazed French doors with matching side and above

windows, opening to a Juliette balcony. Two ceiling light points, continued laminate wood-effect flooring, and wall-mounted electric radiators enhance the modern feel.

### Bedroom One

14'04" x 14'09" (4.37m x 4.50m)

With double glazed window to the rear aspect, ceiling light point, in-built triple wardrobes, electric radiator and door opening into:

### En-Suite

5'7" x 6'10" (1.70m x 2.08m)

With walk-in shower, low flush WC, wash hand basin with hot and cold mixer tap, heated towel rail, tiled floor, tiling to splash backs and recessed spotlights.

### Bedroom Two

6'11" x 10'03" (2.11m x 3.12m)

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

### Bathroom

7'07" x 5'07" (2.31m x 1.70m)

With a panel bath with shower over and hot and cold mixer tap, wall mounted wash hand basin with hot and cold mixer tap, push button low flush WC, fully tiled to walls and floor, heated towel rail and recessed spots to ceiling.

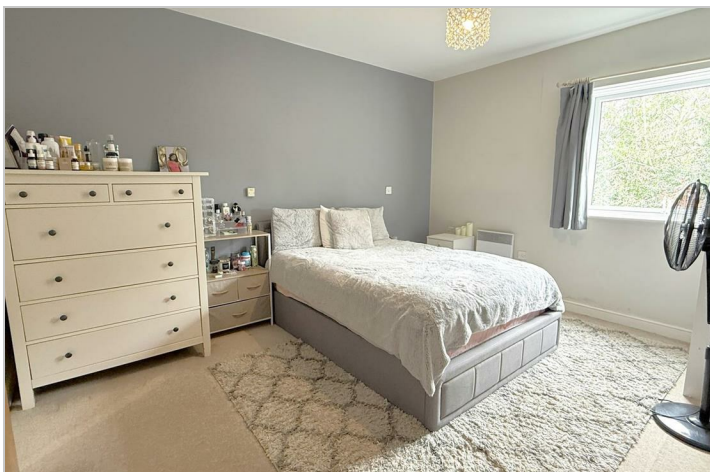
### Communal Grounds

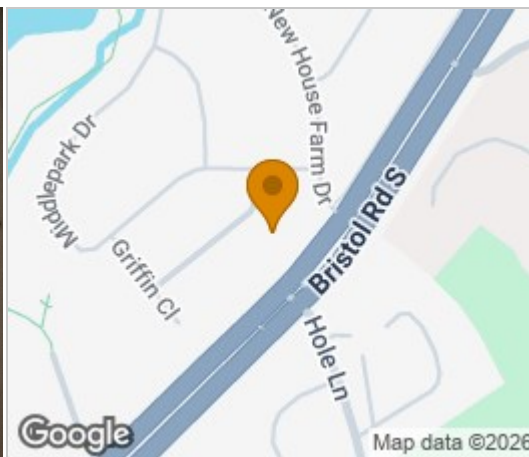
Wrapping around the development being well tendered communal gardens and allocated parking bays. This apartment comes with one allocated parking bay.

### 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.





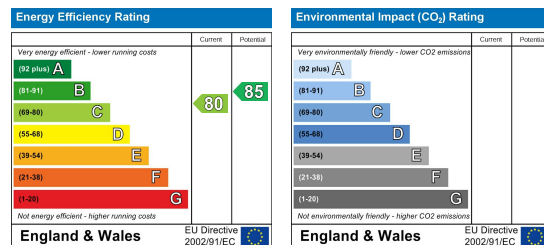
## Floor Plan



## 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.

243 Mary Vale Road, Birmingham, West Midlands, B30 1PN

Tel: 0121 458 1123 Email: [bournville@ricechamberlains.co.uk](mailto:bournville@ricechamberlains.co.uk) [ricechamberlains.co.uk](http://ricechamberlains.co.uk)