



**\*SUPERB GROUND FLOOR TWO BEDROOM APARTMENT WITH EXTENDED LEASE!\*** Located in this quiet cul-de-sac is this much improved and modernised two double bedroom ground floor apartment which is ideally located for access to nearby Northfield train station with its excellent commuter links to the Q.E. Hospital, Birmingham Uni and City Centre and also well placed for access to nearby Northfield and Longbridge shopping amenities and a short drive into Bournville and Cotteridge. The apartment will be offered with double glazing and electric heating and an **EXTENDED LEASE**. The following spacious accommodation comprises; communal parking areas and well kept grounds, entrance hallway, good size lounge and dining room, breakfast kitchen, re-fitted bathroom and two double bedrooms. To arrange your viewing please contact our Bournville sales team or click the link for the full virtual tour!



**£139,950**

Flat 6 Lyndon Court Conifer Drive, Northfield, Birmingham, West Midlands, B31 2HX



### Approach

This very well presented ground floor two bedroom apartment is approached via a communal front door access to hardwood front entry door and opening into:

### L-Shaped Entrance Hall

With wood effect laminate floor covering, ceiling light point, wall mounted electric radiator and interior doors opening into:

### Living/Dining Room

10'6" x 16'6" (3.20 x 5.03)

With continued laminate wood flooring, ceiling light point, double glazed French door with accompanying double glazed side window opening to the front of the property and wall mounted slimline electric radiator.

### Breakfast/Kitchen Room

8'9" x 9'6" (2.67 x 2.90 (2.66 x 2.89))

With a selection of white fronted shaker style wall and base units, roll edge work surface, space facility for an electric cooker, space facility for a washing machine, space facility for fridge freezer, double glazed window to the front aspect, stainless steel sink and drainer with hot and cold mixer, tiling to splash backs, walk-in storage cupboard housing the heating system, ceiling light point and tiled floor covering.

### Main Bedroom

10'7" x 14'10" (3.23 x 4.52)

With continued laminate wood floor covering, double glazed window to the rear aspect, wall mounted slimline electric radiator and ceiling light point.

### Bedroom Two

10'11" x 12'0" (3.33 x 3.66 (3.32 x 3.67))

With continued laminate wood effect floor covering, wall mounted slimline electric radiator, double glazed window to rear aspect and ceiling light point.

### Bathroom

6'4" x 5'7" (1.93 x 1.70)

This modern bathroom with panel bath with hot and cold mixer tap with electric shower over, wash hand basin on pedestal with hot and cold mixer, push button low flush WC, being fully tiled with complementary tiling floors, ceiling light point, wall mounted extractor, wall mounted heated chrome towel rail and wall mounted mirror.

### Communal Grounds

With rear communal gardens with well maintained mature gardens with a varied selection of mature trees, plants and shrubs and communal parking bays to the front of the development.

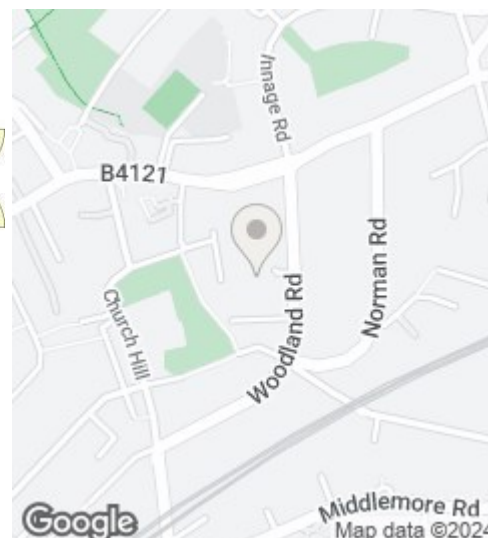
### Tenure

Our vendors have informed us that this property is leasehold with a service charge of £2000 pa approx. This is subject to legal confirmation.

Lyndon Court, Conifer Drive  
For illustrative purposes only, NOT to scale.



### Directions



Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(91-95) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(29-38) F			
(1-28) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Possible
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(91-95) A			
(81-90) B			
(69-80) C			
(55-68) D			
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