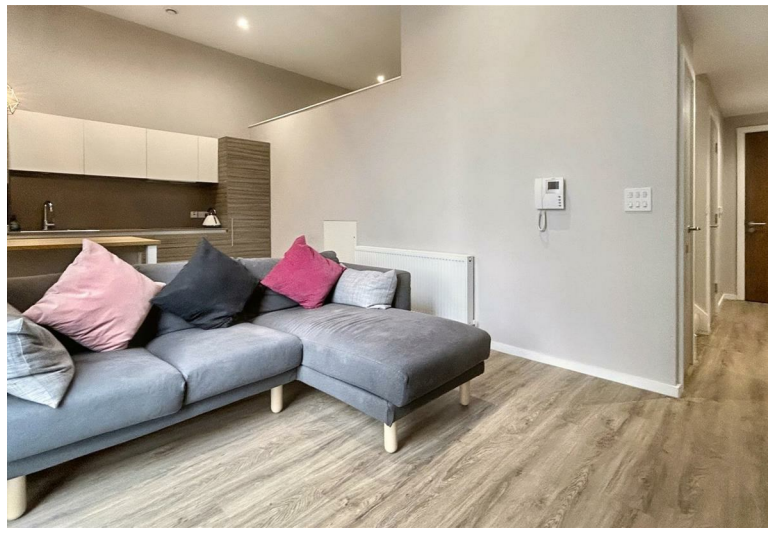




## Apartment 213 The Franklin Bournville Lane

Bournville, Birmingham, B30 2BZ

Asking Price £140,000





**\*SUPERB CONTEMPORARY APARTMENT IN MUCH SOUGHT AFTER LOCATION!\* Located in this much sought after development in the heart of Bournville and being perfectly placed for access to 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 residents gym and offers the following accommodation; communal lift and stair access, entrance hallway, open plan living / dining and kitchen, storage room, bathroom and stairs rising to the bedroom area. To arrange your viewing please contact our Bournville team or click the link for our virtual tour!**



#### Approach

This second floor duplex studio apartment is approached via a communal impressive entrance hall with residents gym, the stairs and lift access to the second floor with a hardwood front entry door opening into:

#### Hallway

With laminate wood effect floor covering, ceiling spotlight points, door opening into storage cupboard housing meters, stairs giving rise to the bedroom area and door opening into:

#### Bathroom

6'10" x 5'4" (2.107 x 1.646)

With tiled flooring, tiling to splashback areas, low flush push button WC, wall mounted wash hand basin with mixer tap over, bath with mains shower attachment, ceiling mounted extractor fan, wall mounted heated towel rail and ceiling spotlight points;

#### Open Plan Living/Kitchen

10'9" max x 21'4" max (3.288 max x 6.510 max)

With continued laminate wood effect floor covering, ceiling spotlight points, large double glazed window to the rear aspect and central heating radiator. Kitchen area with tiled flooring, a selection of matching wall and base units, integrated four ring burner hob, integrated oven, integrated dishwasher,

integrated fridge and freezer, integrated washing machine, stainless steel sink and drainer with mixer tap over, feature pendant light and door opening into useful storage area under the bedroom area;

#### Bedroom

12'6" x 10'3" (3.823 x 3.139)

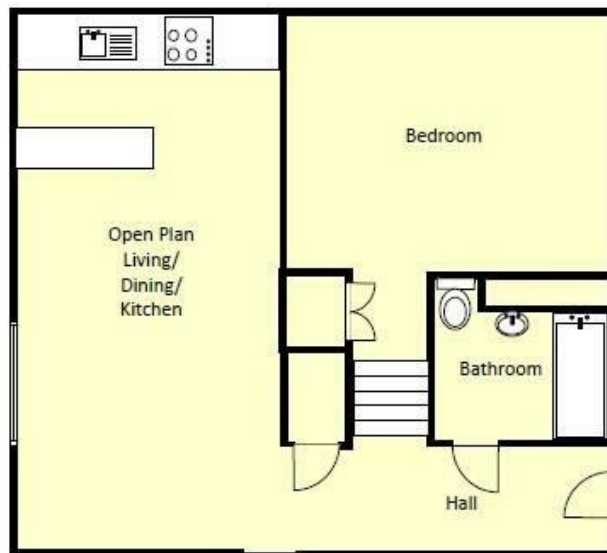
With double door opening into use wardrobe with wall mounted fuse box, ceiling spotlight points, central heating radiator, useful storage over the bathroom area and overlooks the kitchen/living area.





## Floor Plan

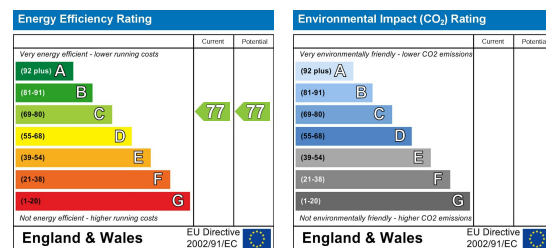
The Franklin  
For illustrative purposes only, NOT to scale.



## 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.