



6 Willow Road

Bournville, Birmingham, B30 2AU

Asking Price £250,000



This exceptional apartment offers a rare chance to own a home in one of Bournville's most iconic character conversions. With far more space than typical apartment living, it's an ideal long-term home in this highly sought-after area.

Originally offered in 2019 with a 999-year lease (virtual freehold), the service charge is currently £2,000 annually, and ground rent being charged at £0 p/a (peppercorn ground rent of £1 paid as part of the apartments original offering).

The Woodlands is a stunning conversion of a historic Bournville building, located on tranquil Willow Road in the heart of Bournville Village. Just minutes from Bournville Green's boutique shops, cafes, and amenities, it combines peaceful living with excellent convenience.

The apartment benefits from proximity to highly regarded schools, the University of Birmingham, and the Queen Elizabeth Hospital. Bournville and Selly Oak Train Stations both a 15-minute walk away, provides direct access to Birmingham New Street in 13 minutes, and the nearby motorway network offers easy links north and south.

Renowned for its beautiful parkland, Bournville offers miles of green space and direct cycle routes to the city, making it perfect for those seeking a serene yet connected lifestyle.



Approach

This superb first floor apartment is approached via a stunning communal entrance hall with original features. Stairs and a lift provides access to the first floor and the hardwood front entry door opening into:

Entrance Hallway

With karndean floor covering, central heating radiator, ceiling light point, feature LED lighting to cornice, door opening into storage cupboard converted into a utility space with plumbing facility for washing machine and tumble dryer. Hallway continues further with a second ceiling light point and interior door opens into:

Open Plan Living and Kitchen

22'7" x 11'1" (6.9 x 3.4)

With living area including feature LED lighting to cornice, two double glazed sash windows to the front aspect, two central heating radiators, two ceiling light points, continued karndean flooring

and open walkway into contemporary kitchen. With feature double glazed sash window to the front aspect, kitchen comprises a selection of contemporary grey gloss fronted wall and base units with integrated Neff appliances, incorporating a double oven, microwave and induction hob with extractor over, integrated full size dishwasher and fridge freezer, quartz work surfaces incorporating sink with hot and cold mixer tap and drainer, under cupboard lighting and continued karndean floor covering.

Shower Room

10'9" x 4'7" (3.28 x 1.4)

With marble effect tiling walls and underheated floor, recessed spots to ceiling and featuring Villeroy and Bosch sanitary ware and Grohe fittings, including walk-in double shower with mains power shower, wash hand basin on vanity unit with hot and cold mixer tap and under sink storage, hidden cistern push button WC and wall mounted heated chrome towel rail.

Bedroom

14'11" max x 14'0" max x 8'9" (4.55 max x 4.27 max x 2.68)

This feature bedroom with double glazed sash window to the rear aspect, central heating radiator and ceiling light point.

Communal Gardens

With an allocated parking space and plentiful guest parking. Well tended communal lawns and gardens wrapping around the development.

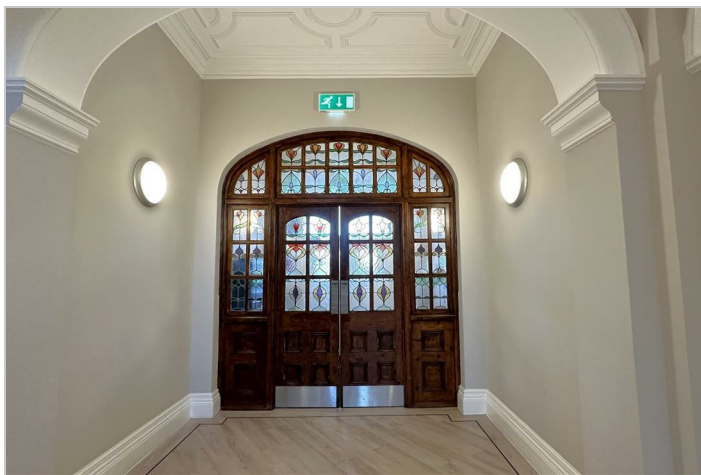
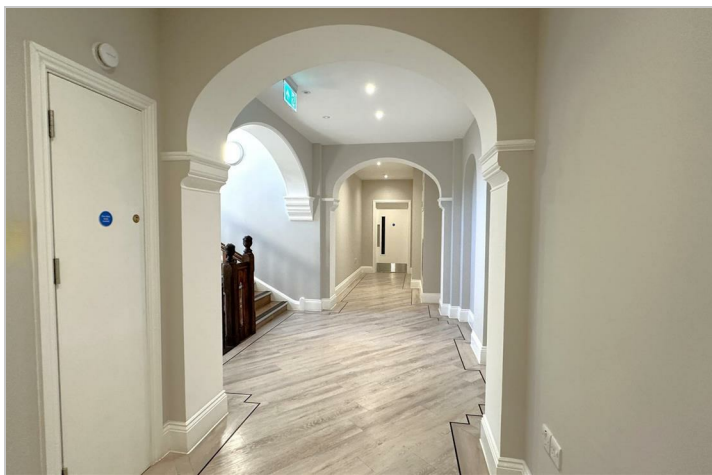
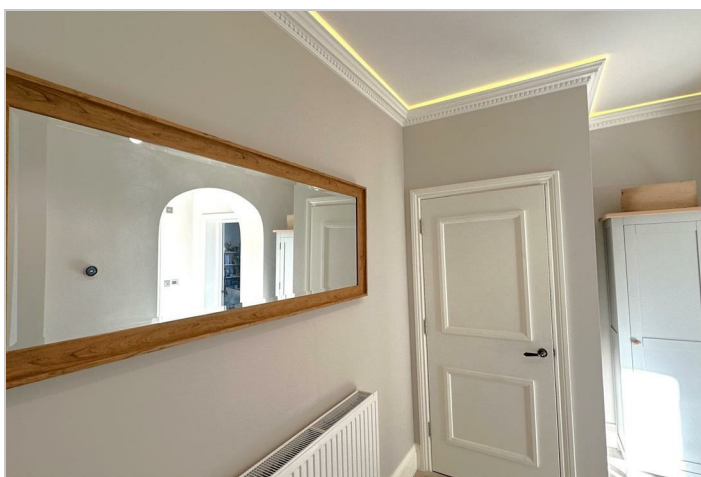
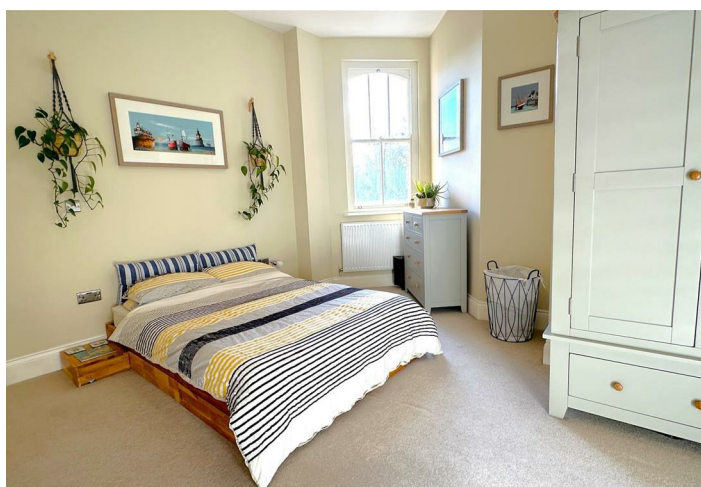
Basement Storage

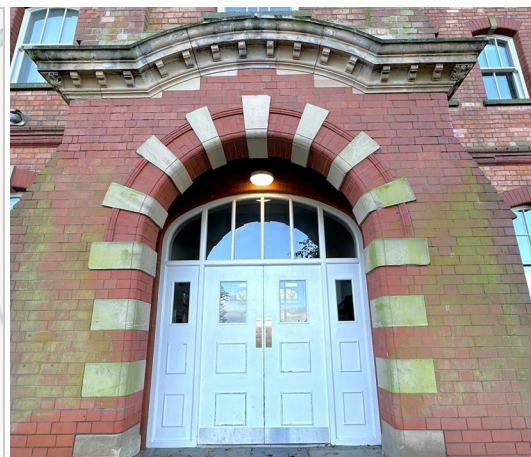
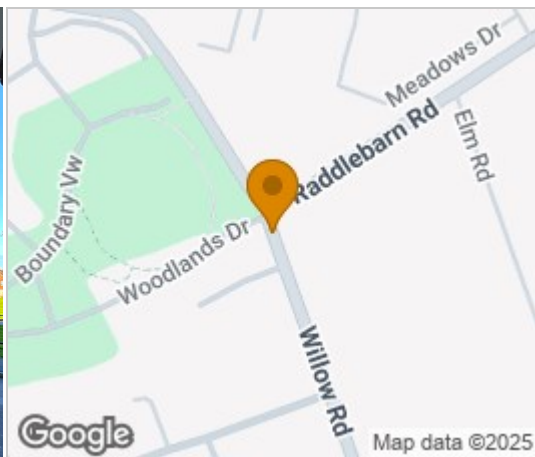
There is a private and secure storage area to the

basement being accessed via either the lift or external parking area stairs.

SERVICE CHARGE INFO

The apartment was originally offered in 2019 with a 999 year lease (making this a virtual freehold). The annual contribution for service charge is currently £2000 with ground rent being charged at £0 p/a (peppercorn ground rent of £1 paid as part of the apartment's original offering).





Floor Plan

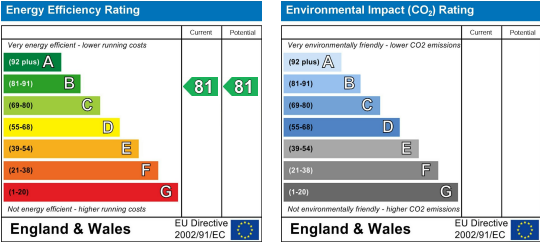
Willow Road
For illustrative purposes only, NOT to scale.
Total Floor Area - 57 square metres



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.