



## 504 The Franklin 81, Bournville Lane

Bournville, Birmingham, B30 2BZ

Offers In The Region Of £270,000



**STUNNING 5TH FLOOR CONTEMPORARY APARTMENT WITH INCREDIBLE VIEWS, TWO EN-SUITES & TWO PARKING SPACES!** This exceptional, beautifully presented two bedroom, fifth floor apartment is a real showstopper! Offering superb, far-reaching panoramic views and a wonderfully stylish, contemporary finish throughout, this bright and spacious home is located in one of Bournville's most sought-after modern developments. Perfectly placed for easy access to the QE Hospital, University of Birmingham, and the City Centre, the property is also just a short stroll from Bournville train station and within easy reach of the historic Bournville Village Green and the vibrant independent bars and eateries of Stirchley High Street. The apartment itself offers luxurious, modern living with thoughtful design and high-quality finishes, and includes: secure communal entrance with both lift and stair access, two allocated parking spaces in a gated underground residents' car park, welcoming entrance hallway with excellent storage, stunning open plan living and dining space with sleek, contemporary kitchen, two double bedrooms both with en-suite rooms, additional guest WC, and use of the on-site residents' gym. This is an outstanding opportunity for those seeking a stylish, move-in ready home in a prime location. To arrange your viewing, please contact our Bournville office



#### Approach

This super sized two bedrooms and two bathroom fifth floor apartment is approached via a communal lift access and stairs giving rise to the fifth floor landing with a door opening into:

#### Superb Entrance Hallway

With central heating radiator, hardwood wooden floor covering, door opening into cupboard and further doors opening into:

#### Guest WC

4'10" x 2'11" (1.47m x 0.89m)

With contemporary tiled floor, hidden cistern Roca WC, wall hung wash hand basin with hot and cold mixer tap, recessed spots to ceiling, ceiling mounted extractor,

#### Main Bedroom

9'1" x 14'2" total including hallway '24'10" max x (2.77m x 4.32m total including hallway '7.57m max x)

With a walk-in wardrobe providing superb hanging space and storage, picture floor to ceiling double glazed windows giving superb panoramic views, recessed spots to ceiling, central heating radiator and door opening into:

#### En-Suite Shower Room

7'2" x 5'03" (2.18m x 1.60m)

With a contemporary shower room with walk-in shower with mains powered shower, hidden cistern Roca low flush WC, contemporary Roca wash hand basin with hot and cold mixer tap, contemporary Italian style splash backs, wall hung mirror, recessed spots to ceiling, tiled flooring and heated chrome towel rail.

#### Bedroom Two

18'02" x 9'4" (5.54m x 2.84m)

With further picture floor to ceiling double glazed window giving superb panoramic views, recessed spots to ceiling, central heating radiator and door opening into:

#### En-Suite Bathroom

7'2" x 5'06" (2.18m x 1.68m)

With panel bath with mains powered shower over, wall hung Roca wash hand basin with hot and cold mixer tap, hidden cistern Roca low flush WC, Italian style tiled floor and splash backs, wall hung mirror, recessed spots to ceiling and ceiling mounted extractor.

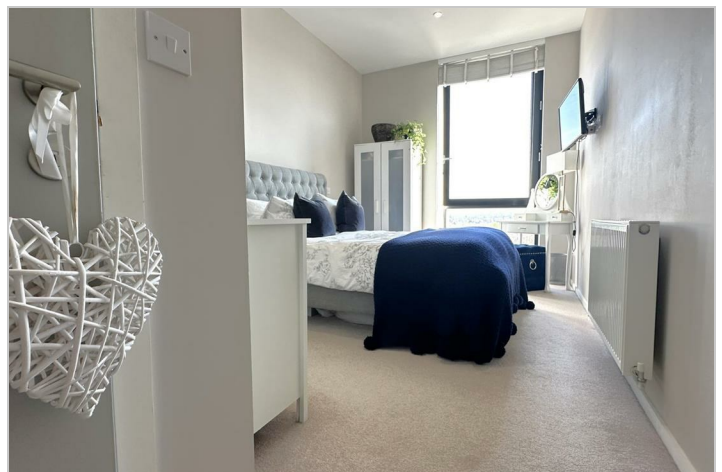
## Open Plan Living/Dining and Kitchen

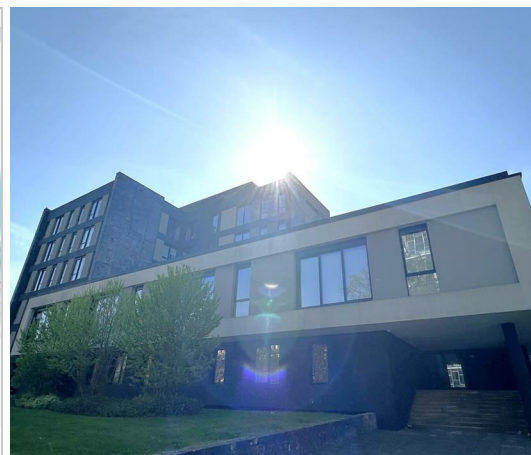
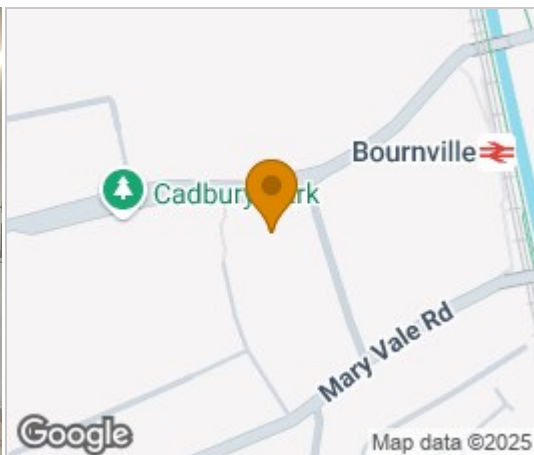
13'3" x 29' (4.04m x 8.84m )

With continued hardwood wooden floor covering, picture floor to ceiling double glazed windows giving panoramic views and opens into kitchen area with a selection of fitted with modern wall and base units, integrated four-ring induction hob with built-in oven, stainless steel sink and drainer with mixer tap, integrated fridge and dishwasher and tiled flooring. Additional features include recessed ceiling spotlights, under-cupboard lighting, quality work surfaces, , LED feature lighting, recessed spots to ceiling and central heating radiator.

## Outside

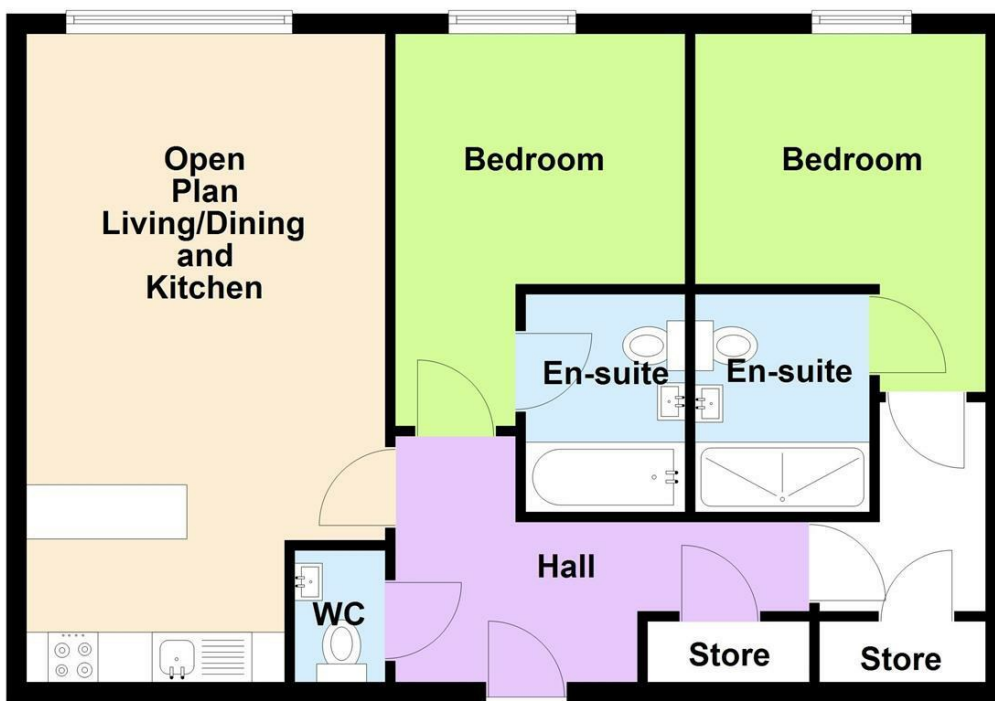
With two underground allocated parking spaces.





## Floor Plan

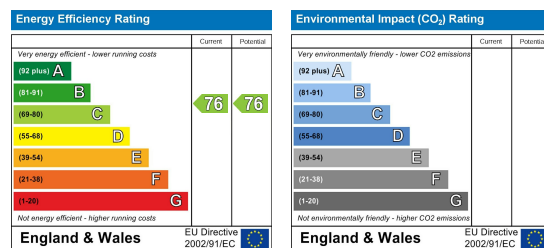
The Franklin - NOT TO SCALE - For illustrative purposes only



## 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.