



## 104 The Franklin Bournville Lane

Bournville, Birmingham, B30 2BZ

Offers In The Region Of £250,000





**\*Stunning 1st Floor Contemporary Apartment with Two En-Suites, One Parking Space & Superb Location\*** This exceptional, beautifully presented two bedroom, first floor apartment is a true gem. Offering bright, spacious interiors and a wonderfully stylish, contemporary finish throughout, the property is located within one of Bournville's most desirable modern developments. Perfectly situated for convenient access to the QE Hospital, University of Birmingham, and Birmingham City Centre, this impressive home is also just a short stroll from Bournville train station. Residents will also enjoy being close to the picturesque Bournville Village Green and the lively Stirchley High Street, which is fast becoming a destination for independent bars, cafes, and restaurants. Designed for modern living, the apartment offers thoughtfully planned accommodation with high-quality finishes. A secure communal entrance provides both lift and stair access to the first floor. Once inside, you are welcomed by an inviting entrance hallway with excellent storage space. The heart of the home is a striking open-plan living and dining area, complete with a sleek, contemporary kitchen that is ideal for both entertaining and everyday life. There are two generous double bedrooms, each benefiting from stylish en-suite bath and shower rooms, providing the perfect blend of privacy and comfort. A further guest WC adds to the practicality of the layout. Additional benefits include one allocated parking space within a gated outside secured car park with electric gates, as well as use of the on-site residents' gym. This is an outstanding opportunity for anyone seeking a luxurious, move-in ready apartment in a highly sought-after location. To arrange your viewing, please contact our Bournville office today.



### Approach

This lovely two bedroom, two bathroom first floor apartment is approached via a communal front entrance with seating area, access to the gym, access to bin and parking area and stairs and lift to the first floor communal landing with a hardwood front entry door opening into:

### Entrance Hallway

With recessed spots to ceiling, central heating radiator, door opening into useful storage cupboard and interior door opening into:

### Separate WC

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

With wall hung wash hand basin with hot and cold mixer tap, hidden cistern push button WC, contemporary tiling to splash backs, central heating radiator and recessed spots to ceiling.

### Open Plan Living/Dining and Kitchen

28'09" x 13'03" (8.76m x 4.04m)

With an Italian inspired selection of matching contemporary wall and base units with work surfaces incorporating four ring burner induction hob and integrated oven with in-built extractor

over, stainless steel sink and drainer with hot and cold mixer tap, under cupboard lighting, integrated washing machine and dishwasher, breakfast bar area, tiled floor, drop down ceiling light point, recessed spots to ceiling, contemporary tiling to splash backs and opens into living/dining room. With continued hardwood floor covering, picture double glazed floor to ceiling window giving lovely views, recessed spots to ceiling, feature LED strip light, two central heating radiators and video telephone intercom system.

### Bedroom Two

18'2" x 9'3" (5.54m x 2.84m)

With floor to ceiling double glazed window, recessed spots to ceiling, central heating radiator and door opening into:

### En-Suite Bathroom

7'02" x 5'06" (2.18m x 1.68m)

Comprising panel bath with mains powered shower over, wall hung wash hand basin with hot and cold mixer tap, hidden cistern push button WC, recessed spots to ceiling, contemporary tiling to floor and walls and heated chrome towel rail.

### Bedroom One

24'6" max x 13'6" min x 9'1" max x 3'6" min (7.47m max x 4.14m min x 2.79m max x 1.09m min)

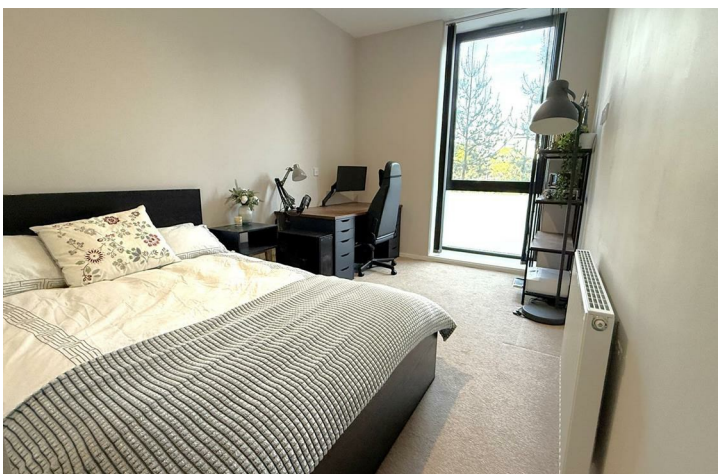
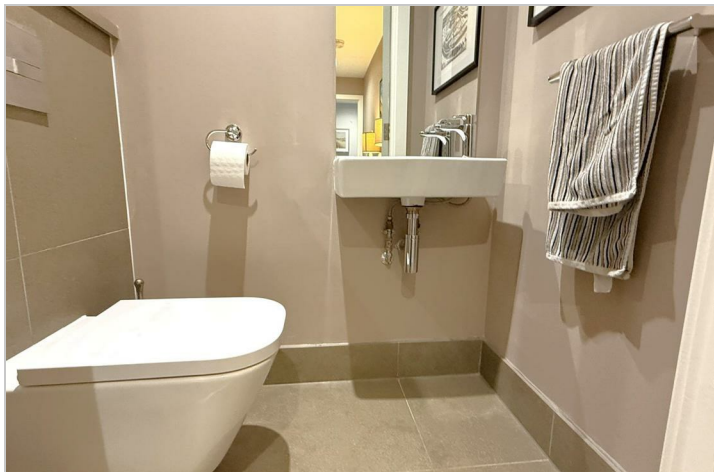
With walk-in storage cupboard providing plentiful storage and hanging space, floor to ceiling double glazed window, recessed spots to ceiling, central heating radiator and door opening into:



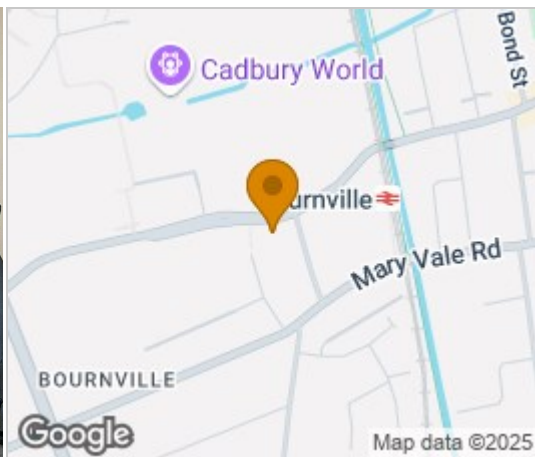
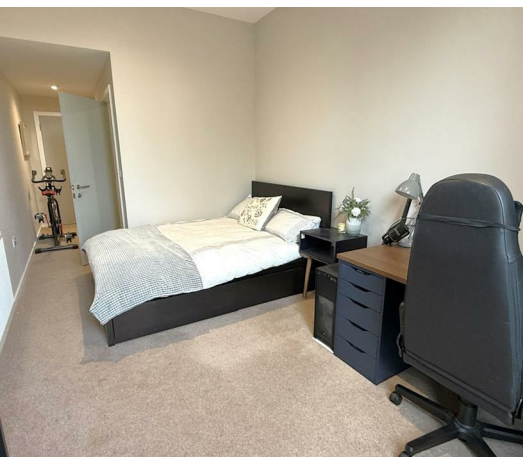
### En-Suite Shower Room

7'01" x 5'03" (2.16m x 1.60m)

With walk-in shower with mains powered shower over, wall hung wash hand basin with hot and cold taps, hidden cistern push button WC, further contemporary tiling to floor and walls, recessed spots to ceiling and heated chrome towel rail.

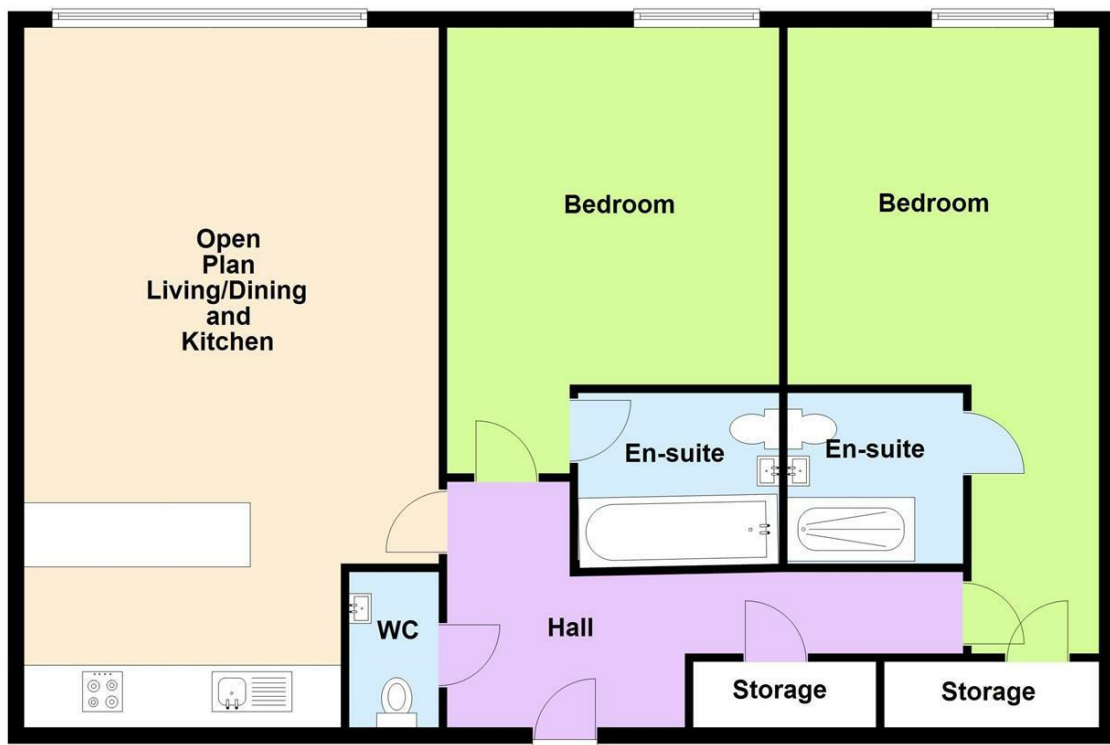






## Floor Plan

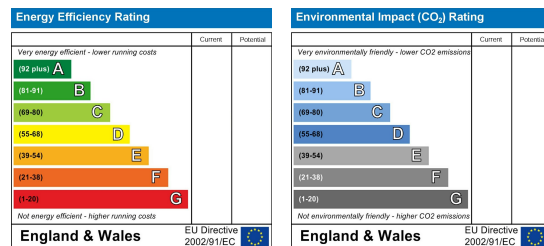
The Franklin - NOT TO SCALE - For illustrative purposes only



## 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



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### 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.