



Flat 311 The Franklin 81 Bournville Lane

Bournville, Birmingham, B30 2BZ

Offers In The Region Of £165,000



!STUNNING MODERN APARTMENT IN A HIGHLY SOUGHT-AFTER LOCATION!

Situated within an exclusive development in the heart of Bournville, this beautifully presented apartment is ideally positioned for convenient access to key locations including the QE Hospital, University of Birmingham, and Birmingham City Centre. Bournville train station is just a short walk away, while the historic Bournville Village Green and the vibrant Stirchley High Street—with its array of independent bars and eateries—are also within easy reach. Finished in a stylish contemporary design, the apartment also benefits from access to a residents' gym and allocated parking. The accommodation briefly comprises: communal lift and stair access, entrance hallway, spacious open-plan living/dining/kitchen area, useful storage room, modern bathroom, and a generously sized main bedroom.



Approach

This stylish third-floor one-bedroom apartment is accessed via a secure communal entrance lobby, which also provides entry to the residents' gym and allocated parking area. Lift and stair access lead up to the third floor, where a solid hardwood front door opens into:

Entrance Hall

Storage/Utility 4'1" x 3'8" (Storage/Utility 1.24 x 1.12 (1.25 x 1.11))

Featuring a hardwood-effect laminate floor, telephone/video intercom system, recessed ceiling spotlights, and a ceiling light point. A door leads to a useful utility/storage room, complete with plumbing for a washer/dryer, continued laminate flooring, ceiling light, and housing for the heating system. A further door then opens into:

Contemporary Bathroom

6'9" x 5'7" (2.06 x 1.70 (2.07 x 1.69))

Fitted with a paneled bath featuring a glass shower screen and mains-powered shower over, a contemporary wall-mounted Roca wash hand basin with chrome mixer tap, and a low-flush concealed

cistern WC. Additional features include a wall-mounted chrome heated towel rail, full-height tiling to all splash back areas, wall-mounted mirrors, and recessed ceiling spotlights.

Bedroom

Enjoying a floor-to-ceiling double glazed window, recessed ceiling spotlights, and a central heating radiator.

Open Plan Living/Kitchen and Dining Room

A contemporary L-shaped kitchen area 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, and continued hardwood-style flooring which seamlessly flows into the open-plan living/dining space. The living/dining area benefits from continued hardwood flooring, recessed ceiling spotlights, a feature LED lighting strip, central heating radiator, and a floor-to-ceiling double glazed window to the rear aspect, allowing for plenty of natural light.

Parking

Allocated parking bay in secure parking area

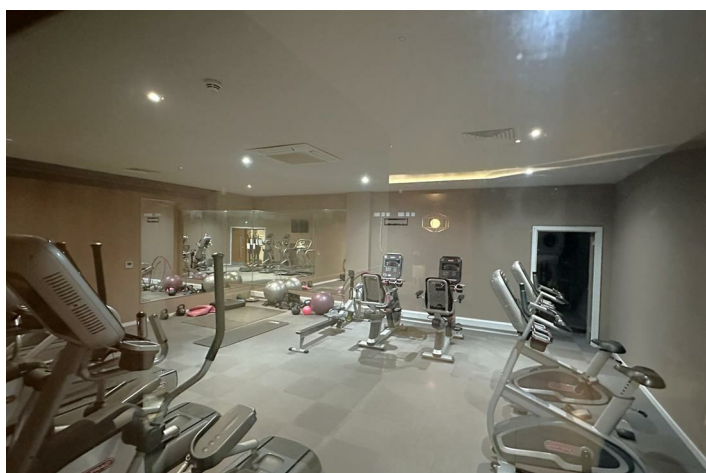
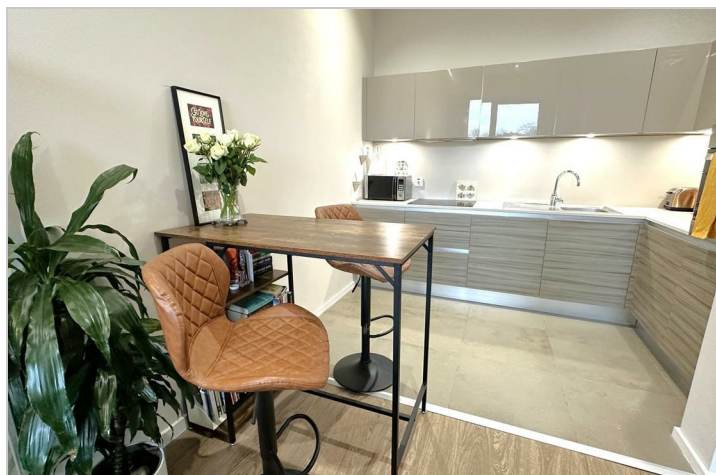
Tenure and Charges

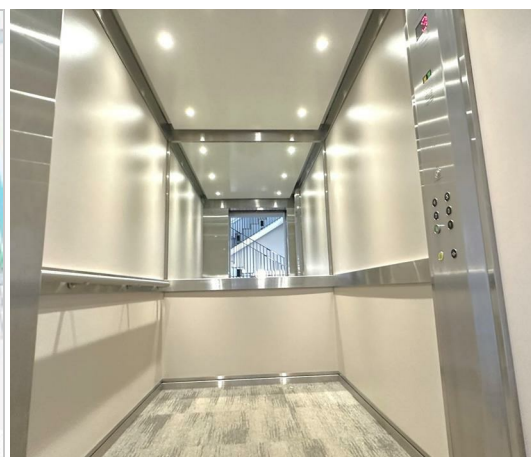
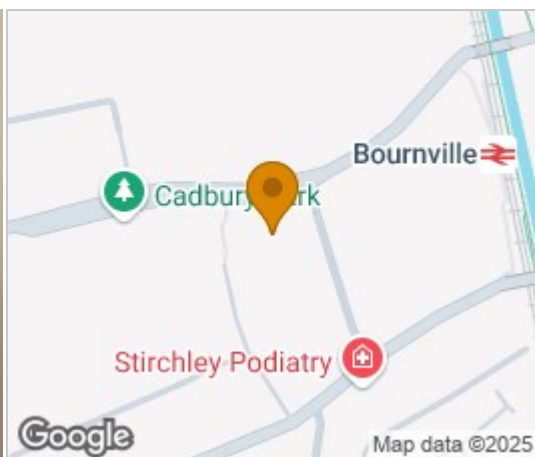
Our vendor has informed us that this property is leasehold with 139 years and 3 months. Ground rent is current £350 per year

Service charge for six months is currently £1337.85 for the six month period

Council Tax Band

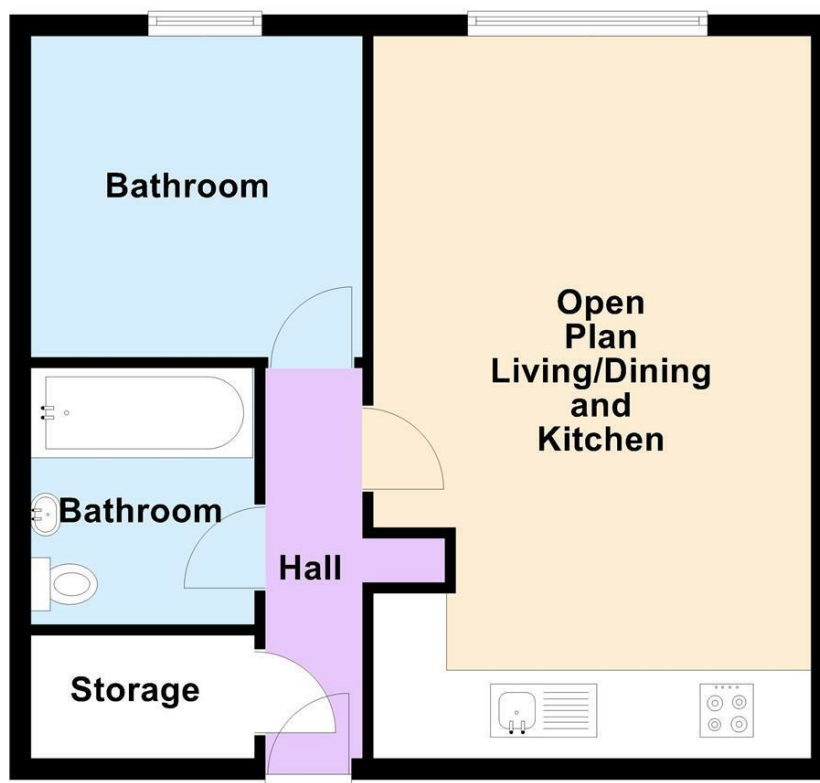
According to the Direct Gov website the Council Tax Band for Apartment 311 The Franklin, 81 Bournville Lane, Bournville, Birmingham, B30 2BZ is band B





Floor Plan

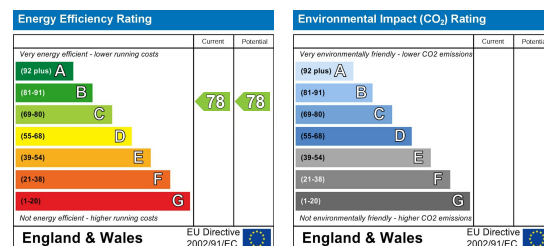
The Franklin - NOT TO SCALE - For illustrative purposes only



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.