



## Apartment 14, 86, Manor House New House Farm Drive

Northfield BVT, Birmingham, B31 2GJ

Offers In The Region Of £200,000

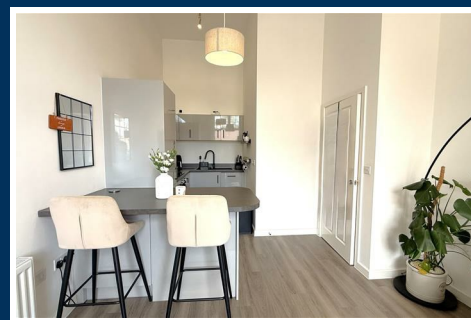
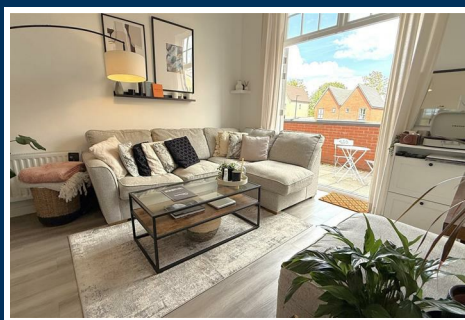
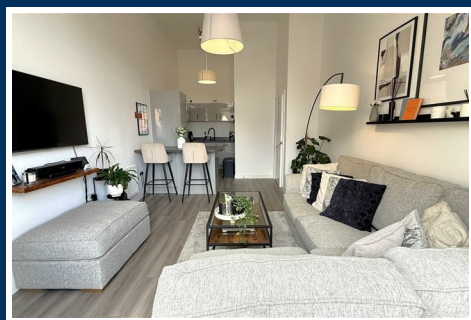




### **\*A Super-Stylish Ground Floor Apartment with Doors to Outside – Like a Show Home!\***

Manor House conversion, offering high ceilings, spacious rooms and a superb finish throughout. Set within the beautiful New House Farm Drive estate on Bournville Village Trust, it has been thoughtfully enhanced from the original specification to create a home of real quality. The apartment is accessed via a communal courtyard and opens into a welcoming hallway, where the sense of space is immediately apparent. The open-plan lounge and kitchen is a real highlight, fitted with modern appliances including an integrated fridge freezer, wine fridge, dishwasher, oven and hob, along with a stylish breakfast bar.

Double doors from the lounge lead directly to a communal patio area, providing the perfect spot to enjoy fresh air and a little outdoor space. The bedroom is light, spacious and versatile, with free-standing wardrobes and furniture. The bathroom has been upgraded, featuring a bath with shower over, WC, wash basin and a wall-mounted storage mirror. A useful cupboard in the hallway neatly houses the washing machine, which is included in the sale, and also provides extra storage. This home is ideally positioned with easy access to Bristol Road South and within walking distance of the Royal Orthopaedic Hospital. It also offers excellent connections to the QE Hospital, University of Birmingham and wider transport links. Adding to its appeal, the property benefits from an allocated parking space, on-site EV charging, and the reassurance of continued NHBC cover. Stylish, spacious and beautifully presented, this apartment is a fantastic opportunity and really does need to be seen to be fully appreciated. A true must view!



#### **Approach**

This beautifully presented and stylish one bedroom ground floor apartment is approached via a stunning converted building to communal courtyard with a composite front entry door opening into:

#### **Entrance Hallway**

With Amtico flooring, ceiling light point, double opening doors into useful storage cupboard/utility space with a hot water system, air circulation system and ceiling light point and further doors from the hallway opening into:

#### **Open Plan Living/Dining and Kitchen**

1'04" x 23'01" max (0.41m x 7.04m max)

Kitchen with a contemporary selection of grey gloss fronted wall and base units with work surfaces over with return splash backs, integrated dishwasher, fridge and freezer, wine rack, Indesit electric hon with in-built extractor over, integrated Indesit oven, stainless steel sink and drainer with hot and cold mixer tap, recessed spots to ceiling and bespoke breakfast bar area with drop down ceiling light point and opens into living/dining area. With wall mounted electric radiator, continued Amtico flooring throughout, further drop down ceiling light point and picture double glazed French door with

accompanying above window giving access to communal patio area.

#### **Upgraded Bathroom**

6'11" x 6'04" (2.11m x 1.93m)

With a panel bath with glass shower screen with mains powered shower over, wall mounted heated chrome towel rail, wash hand basin on pedestal with hot and cold mixer tap, hidden cistern Roca low flush push button WC, upgraded tiling to floor and splash backs, recessed spots to ceiling and wall mounted mirror fronted storage cabinet.

#### **Superb Bedroom**

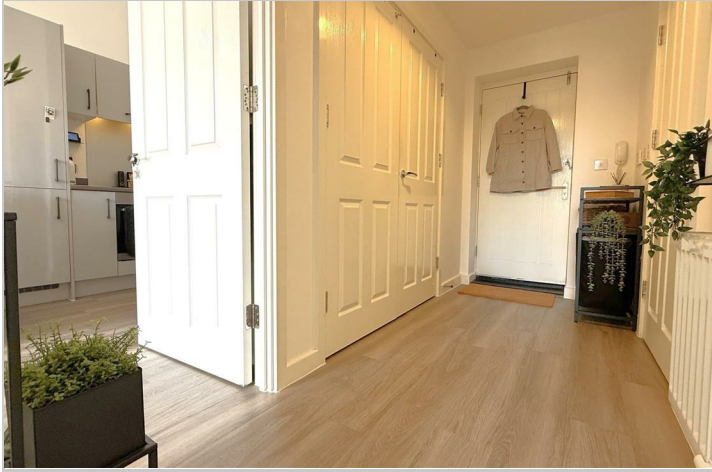
19'1" max 9'08" (5.82m max 2.95m)

With double glazed sash window to the rear aspect, ceiling light point. triple wardrobe (included) and storage unit and wall mounted electric radiator.

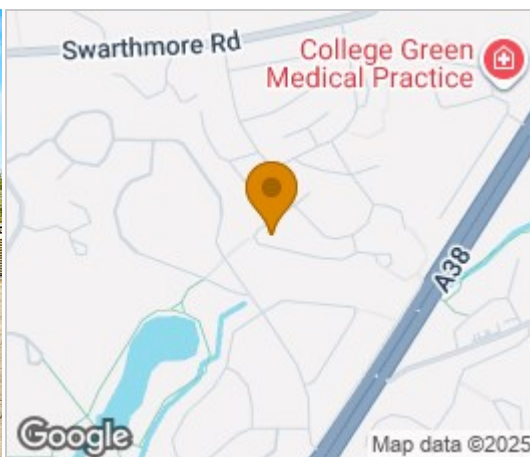
#### **Communal Space**

With outdoor patio for communal use which leads round to the car parking area with one allocated parking space, lovely mature communal grounds.



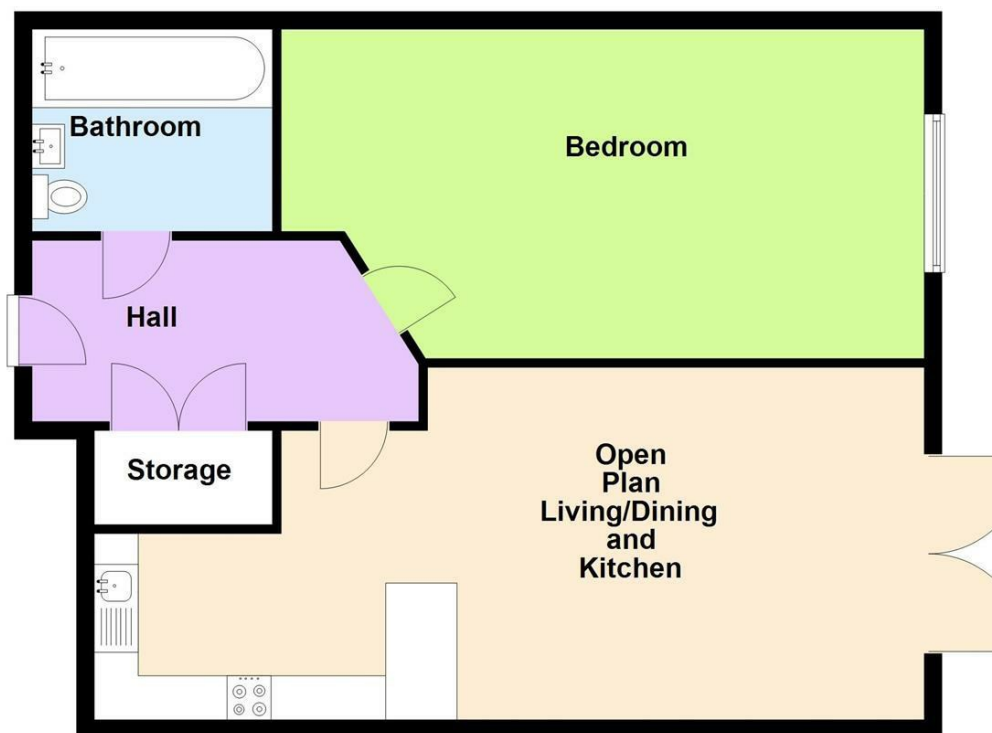






## Floor Plan

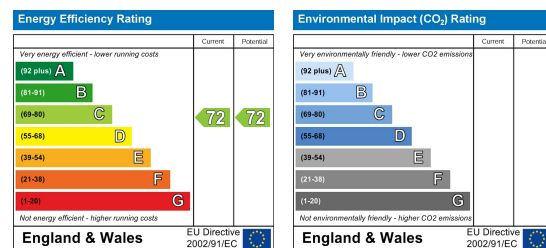
Manor House,  
New House Farm  
Drive - NOT TO  
SCALE - For  
illustrative  
purposes only



## 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.