

Griffin Close, Northfield B31 2FJ

Offers Over £130,000



SUPERB OPEN PLAN ONE BEDROOM APARTMENT! Located in this popular development just off the Bristol Road on the Bournville Village Trust is this exceptional and spacious, one bedroom top floor apartment which offers excellent space and light throughout with lovely views and a sunny balcony off the living room. Ideally positioned for access to all the nearby places of interest including the QE Hospital, University of Birmingham and City Centre via the Bristol Road, Longbridge and Northfield shopping facilities and further motorway access onto the M5 being a little further afield. The apartment itself offers the following accommodation; allocated parking bay close to the front door for ease of access, lift and stair access, private front door off the communal hallway, entrance hall, open plan living, kitchen and dining room with sunny balcony, good size storage space off the hallway, modern bathroom and great size bedroom with built-in wardrobes. To arrange your viewing please call our Bournville sales team on; 0121 458 1123 or please visit our website for the full virtual tour at; www.ricechamberlains.co.uk



ACCOMMODATION

Approach

This top floor, well presented spacious, one bedroom apartment is approached via the communal grounds to the communal entrance hall with stairs and lift access to the third floor with communal door opening into private entrance hall and private front door opening into:

Entrance Hallway

With laminate wood effect floor covering, recessed spots to ceiling, ceiling mounted smoke alarms, slimline wall mounted electric radiator, interior door opening into storage cupboard with a varied amount of in-built shelving and useful storage space, door opening into boiler cupboard with further storage with floor mounted Gledhill boiler, wall mounted electric fuse box and further storage space and further interior apartment door opening into:

Open Plan Living/Kitchen and Dining Room 14' 9" x 21' 5" (4.50m x 6.52m)

With I-shaped kitchen with a modern selection of wall and base units with integrated fridge freezer, integrated double oven and four ring burner Electrolux hob with in-built stainless steel chimney style extractor, wood effect roll edge work surface incorporating integrated one and a half stainless steel sink and drainer, under cupboard lighting, glazed display units, tiling to splash backs, continued laminate wood effect floor covering and open plan into living area. With double glazed window to front aspect, continued laminate wood effect floor covering, loft access point and three ceiling light points across the whole room. Dining room with continued wooden floor covering, two slimline wall mounted electric radiators and double-glazed French doors with accompanying

above windows opening out to the balcony giving views to the front of the development.

Bathroom 7' 2" x 6' 4" (2.18m x 1.92m)

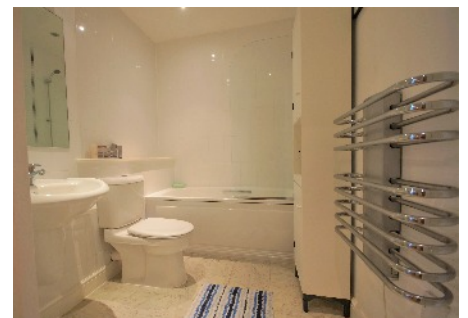
With three piece bathroom suite comprising panel bath with hot and cold mixer tap and shower attachment, push button low flush WC, wall mounted wash hand basin with hot and cold mixer tap, fully tiled to all splash backs and floor, wall mounted heated chrome towel rail and recessed spotlights to ceiling.

Bedroom 19' 10" x 9' 4" (6.04m x 2.85m)

With double glazed window to the rear aspect, ceiling light point, two in-built double wardrobes with overhead storage units, wall mounted electric radiator and loft access point for storage.

Tenure

Our vendors have informed us that the property is leasehold with 108 years, service charge is approx £1450 per annum and ground rent £200 per annum. This is all subject to confirmation from a legal representative.



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For illustrative purposes only, NOT to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	81
EU Directive 2002/91/EC		

Referral Fees - We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £150.00 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Moneywatch Finance Ltd who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Moneywatch Finance Ltd for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are approx. £200.00 per case.

The same also applies if we have introduced you to the services of Carpenters Surveyors Ltd who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee from Carpenters Surveyors up to £70.00. This referral fee does not impact the actual fee that you would pay Carpenters Surveyors Ltd had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

We endeavour to make our sales details accurate and reliable but they should not be relied on as a statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If you have instructed another agent on a sole agency basis the terms of those instructions must be considered before contacting us, to avoid the possibility of paying two commissions if a sale results.