



24 Oakville Drive

Bournville, Birmingham, B31 2AN

Offers In The Region Of £80,000



NO CHAIN! A beautifully presented first-floor apartment available on a 50% shared ownership basis. Situated within a quiet cul-de-sac on this sought-after development close to the Bournville Village Trust Estate, the property enjoys attractive leafy outlooks and offers well-proportioned accommodation including two bedrooms, a modern kitchen, spacious lounge/dining room and contemporary bathroom. Further benefits include allocated parking, secure entry system and an excellent EPC Rating of B. Conveniently located for the Queen Elizabeth Hospital, University of Birmingham, Northfield Shopping Centre and excellent transport links, this is an ideal opportunity for first-time buyers, professionals or downsizers alike.



Approach

This beautifully presented first-floor two-bedroom apartment is approached via a front parking area and garden, leading to a communal entrance door opening into a well-maintained communal hallway. Stairs rise to the first floor, where a hardwood front door opens into:

Hallway

With a useful storage cupboard providing excellent storage space, two ceiling light points, central heating radiator, telephone intercom system and doors leading to:

Bathroom

7'0".m x 7'4" (2.14.m x 2.24m)

Fitted with a panelled bath with hot and cold taps and a Triton electric shower over, pedestal wash hand basin with hot and cold taps, and a low-flush WC. The room is tiled to splashback areas and benefits from a frosted double-glazed window to the front aspect, central heating radiator, tiled-effect flooring, ceiling light point and extractor fan.

Bedroom One

9'09" x 12' (2.97m x 3.66m)

Having two double-glazed windows providing pleasant leafy views to the rear aspect, ceiling light point and central heating radiator.

Bedroom Two

9'01" x 7'110" (2.77m x 2.13m)

Having a double-glazed window to the front aspect, ceiling light point and central heating radiator.

Open Plan Living/Dining and Kitchen

14'11" x 11'11" (4.55m x 3.63m)

A bright and spacious open-plan living and dining area with a double-glazed window overlooking the rear aspect, ceiling light point, two central heating radiators and an open walkway leading into:

Kitchen

8'03" x 7'02" (2.51m x 2.18m)

Fitted with a matching range of wall and base units with roll-edge work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. Integrated oven with four-ring gas hob and stainless steel extractor canopy over, complemented by a stainless steel splashback. There is plumbing and space for a washing machine, space for a fridge freezer, laminate wood-effect flooring, double-glazed window to the front aspect and ceiling light point.

Communal Gardens

The development benefits from attractive communal gardens which wrap around the rear of the building. Predominantly laid to lawn, the gardens feature a mature selection of plants, trees and shrubs to the boundaries, creating a pleasant outdoor environment for residents to enjoy.

Parking

The apartment comes with an allocated parking space

Tenure

We have been informed this property is leasehold with a lease of 99 Years with 85 years remaining. Ground Rent is £57.43 pa and Service charge is

£27.66 Weekly charge, totalling approx £85 for both.

Grounds maintenance £4.87

Leaseholder property insurance £0.75

Administration and management fee £3.46

Electric £1.25

Communal cleaning £1.83

Door entry and alarm £0.89

TV aerial £0.34

Communal fire equipment and maintenance £4.32

Third party management fees £6.69

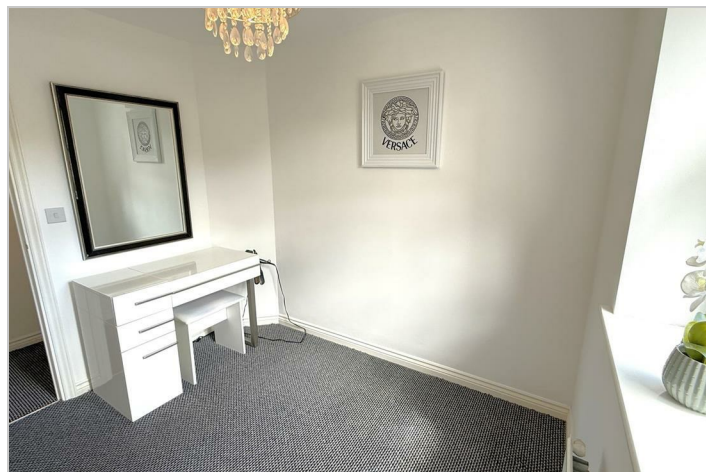
Communal window cleaning £2.88

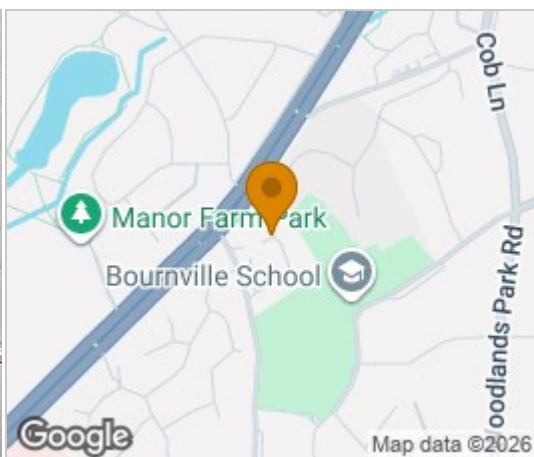
Under + or over - recovery £0.38

This is all subject to confirmation from a legal representative.

Additional Information

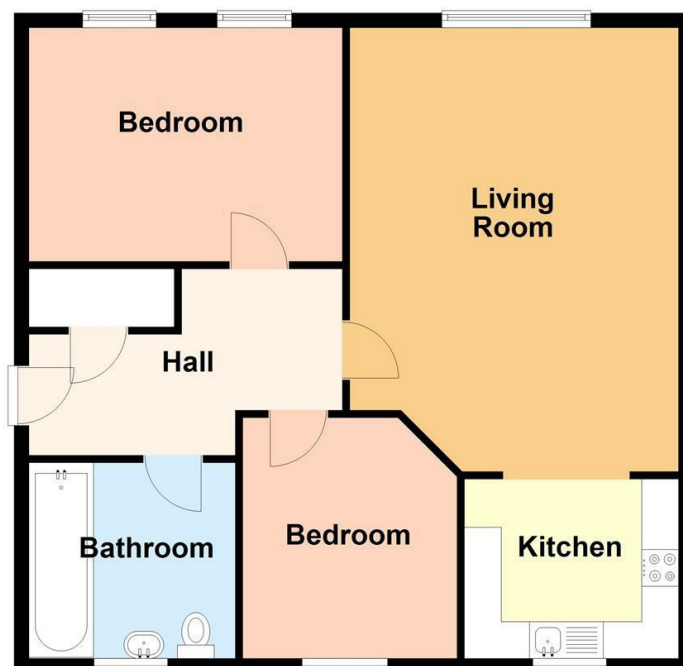
Also the prospective purchaser is required to meet certain eligibility and affordability checks with the housing association Black Country Housing Group.





Floor Plan

Ground Floor



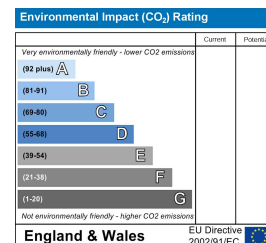
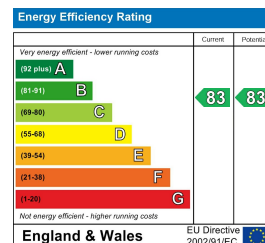
NOT to Scale
for Illustrative Purposes Only.

Plan produced using PlanUp.

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



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.

243 Mary Vale Road, Birmingham, West Midlands, B30 1PN

Tel: 0121 458 1123 Email: bournville@ricechamberlains.co.uk ricechamberlains.co.uk