



Flat 32 28 Griffin Close

Northfield, Birmingham, 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 or click the link for the full virtual tour!



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:

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 Kitchen/Living and Dining Room

14'9" x 21'5" (4.50 x 6.53)

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

7'1" x 6'3" (2.18 x 1.93)

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

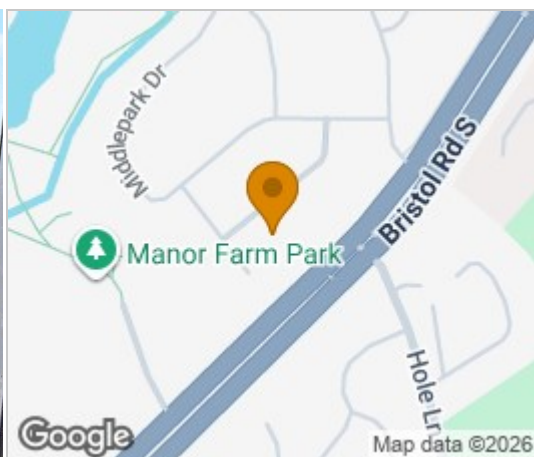
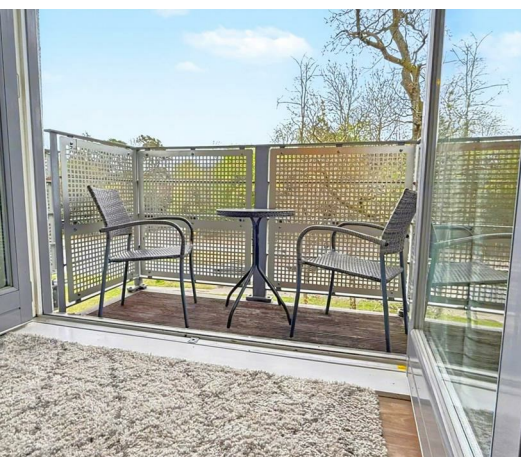
19'10" x 9'4" (6.05 x 2.85)

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

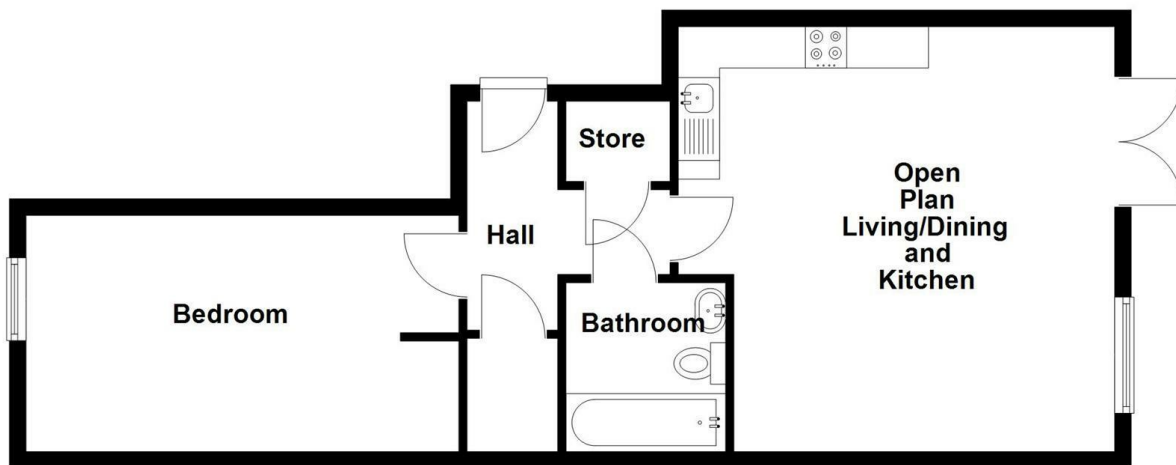
Our vendors have informed us that the property is leasehold with 103 years, service charge is approx £2,100 per annum and ground rent £210 per annum. This is all subject to confirmation from a legal representative.





Floor Plan

Ground Floor



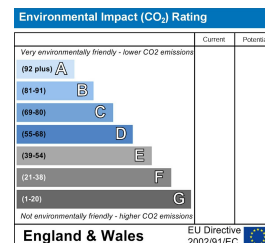
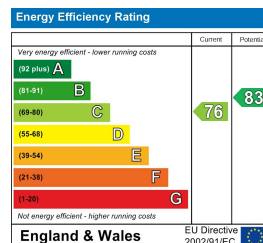
NOT to Scale
for Illustrative Purposes Only.

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.

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