



Connells

Bournville House Woodbrooke Grove
Northfield

Bournville House Woodbrooke Grove Northfield B31 2FG

for sale
£185,000



Property Description

Located in the popular Woodbrooke Grove area of Northfield, bordering Bournville, this ground floor apartment offers spacious and contemporary open plan living. The modern fitted kitchen flows seamlessly into a generous dining area and a bright, airy lounge, complete with patio doors that allow plenty of natural light and lead out to the communal grounds.

The property features two double bedrooms, including a master bedroom with a private en suite bathroom. There is also an additional, stylish shower room, making the home ideal for guests or shared living.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Location

Set within stunning landscaped grounds, Woodbrook Grove offers a peaceful setting surrounded by mature trees and attractive walkways. The development enjoys a tranquil atmosphere while benefiting from close proximity to a beautiful local park and picturesque lake, perfect for relaxing walks and outdoor leisure. With its combination of natural surroundings and convenient access to nearby amenities, Woodbrook Grove provides an ideal environment for comfortable living.

Approach

Entrance Hallway

Ceiling light point, panelled radiator, storage cupboards, feature curved wall.

Lounge / Kitchen

Kitchen Area

Matching wall and base units, sink with drainer and mixer tap, oven, 4 ring gas hob, extractor, part tiled, ceiling spotlights, vinyl flooring.

Lounge & Dining

Two ceiling light points, two panelled radiators, feature curved wall, tv point, patio doors out, ample space to house dining table and chairs.

Master Bedroom

Ceiling light point, panelled radiator, double glazed window, built-in wardrobes.

Ensuite Bathroom

Irregular Shaped Room x (x)

Ceiling spotlights, heated towel rail, panelled bath, hand wash basin, low flush w.c, part tiled.

Bedroom Two

Ceiling light point, panelled radiator, double glazed window.

Shower Room

Ceiling spotlights, heated towel rail, walk-in shower cubicle, hand wash basin, low flush w.c, shavers point, part tiling.

Parking

Allocated.

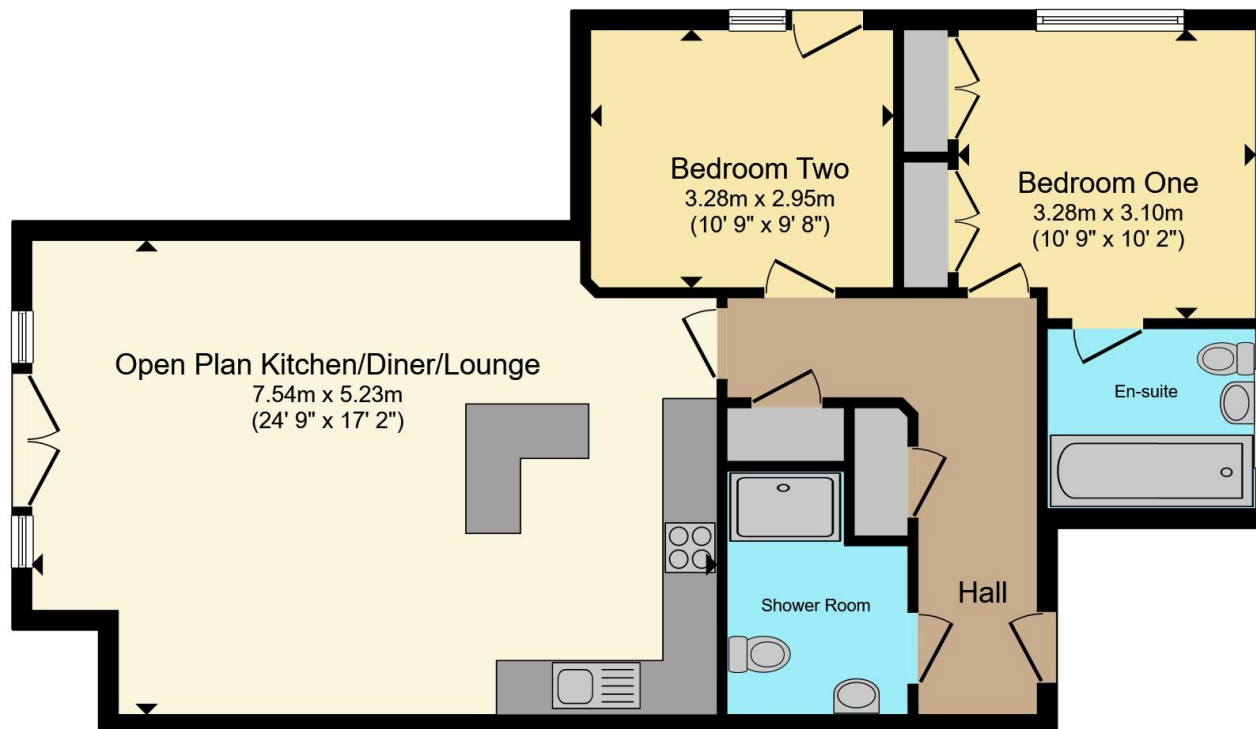
Agents Note

Leasehold property 125 years 1 January 2004.









Total floor area 80.8 m² (870 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 0121 426 2800
E harborne@connells.co.uk

158 High Street Harborne
 BIRMINGHAM B17 9QE

EPC Rating: C

Council Tax
 Band: D

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HBO310733

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HBO310733 - 0004