



James *J* LaurenceTM
Sales and Lettings

APT 102, THE FRANKLIN 81 BOURNVILLE LANE,
BOURNVILLE, B30 2BZ
ASKING PRICE OF £235,000



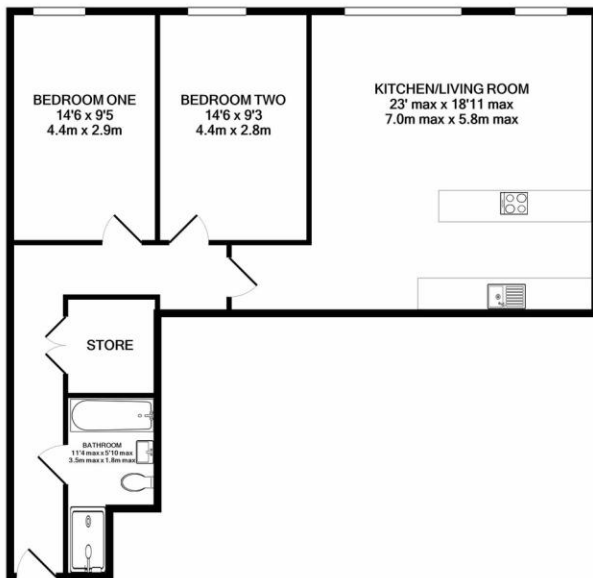


A simply stunning corner plot two bedroom apartment in this fabulous converted residential development, in a prime Bournville location with the rare luxury of two allocated parking space. The property offers a classic contemporary design with high specification throughout and high loft ceilings (close to 12ft high). A spacious open plan kitchen/living area includes fitted appliances of "Tika" oven, four ring electric hob and dishwasher with fridge and freezer, ample worktop/breakfast bar area and large picture windows. Double bedrooms with large picture windows and high ceilings-one of which features inbuilt wardrobe area-are complimented by a modern bathroom, complete with Roca fittings and both shower and bath with further shower above. Further features includes individual centralised gas heating systems supply, double glazing, large store and secure entry system.

The development itself offers contemporary designer entrance foyer with lounge, gymnasium for residents access only fitted to a high specification, secure gated car parking, covered cycle store, post room and lift access to all floors.

The area offers convenient living as 3 minutes' walk to Bournville Station. By train, it takes 5 minutes to the University of Birmingham Station, 9 minutes to Queen Elizabeth Hospital, and 13 minutes to Birmingham New Street Station. Recreational facilities such as Rowheath Pavillion and playing fields are close by with amenities of Bournville and Stirchley nearby, both with an eclectic range of independent eateries and restaurants.

Offered with no upward chain.



TOTAL APPROX. FLOOR AREA 835 SQ.FT. (77.6 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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