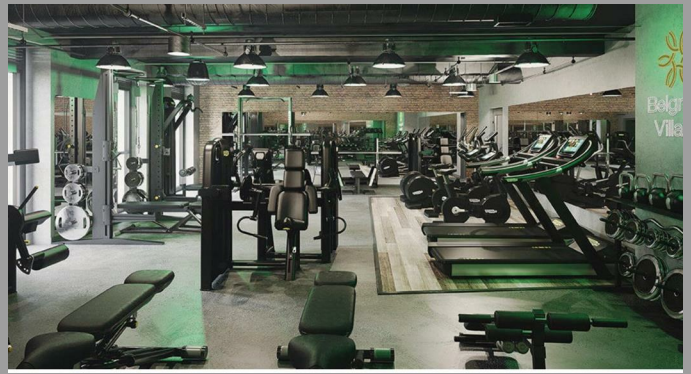




Apartment 101, 3, Griffiths Close, B12 9BD

£950

1 Bedrooms, 1 Bathrooms, 1 Reception Rooms

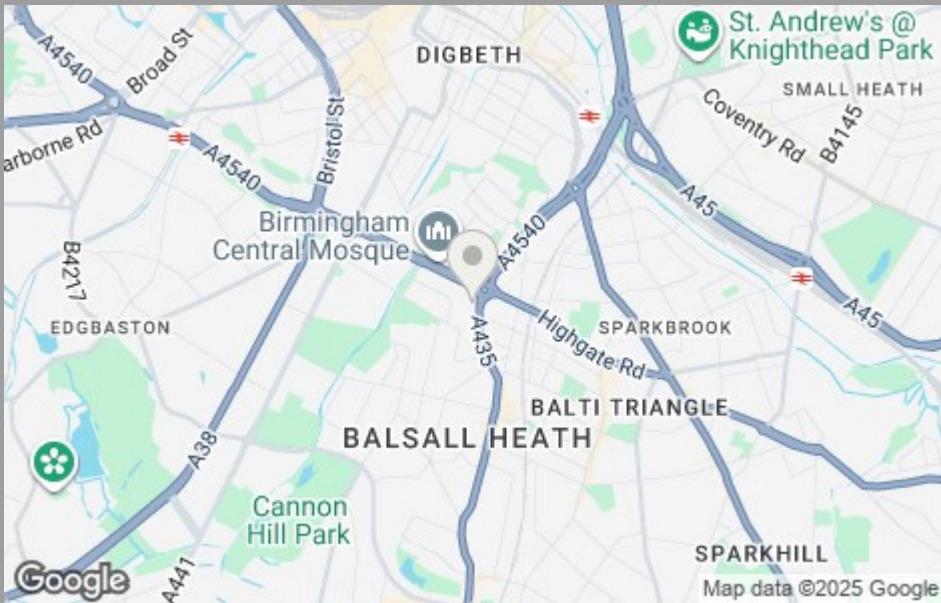


Welcome to this modern flat located on Griffiths Close in the vibrant area of Balsall Heath. This newly built property, completed in 2024, offers a contemporary living experience in a sought-after location. Spanning an area of 431 square feet, the flat is designed to maximise space and comfort.

Upon entering, you will find a well-appointed reception room that serves as a perfect space for relaxation or entertaining guests. The flat features one spacious bedroom, providing a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, ensuring both functionality and style.

Balsall Heath is known for its diverse community and excellent local amenities, including shops, parks, and eateries, all within easy reach. The area is well-connected to public transport, making it convenient for commuting to the city centre and beyond.

This flat is ideal for first-time buyers, young professionals, or those seeking a low-maintenance living option. With its modern features and prime location, this property presents a wonderful opportunity to enjoy contemporary urban living. Do not miss the chance to make this flat your new home.



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		
	80	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC