



Flat 7, 45 Heroes Drive

Selly Oak, Birmingham, B29 6UT

Offers In The Region Of £200,000



SUPERB TOP FLOOR TWO BEDROOM APARTMENT! Set on the third floor of the popular Oakes development in Selly Oak, this modern apartment offers light, space and style in equal measure. The open plan kitchen, living and dining area is the heart of the home — a versatile space with great natural light, perfect for relaxing or entertaining. There are two good-sized bedrooms and a sleek, modern bathroom, all finished to a high standard. Added benefits include secure communal entry, an allocated parking space, and the real bonus of canal views with direct access to the towpath — ideal for walks into vibrant Stirchley or historic Bournville. The location is spot on, with Selly Oak Retail Park, the Queen Elizabeth Hospital and the University of Birmingham all close by, plus excellent transport links for commuters. This property is a great choice for first-time buyers, professionals or investors looking for low-maintenance living in a prime spot. To arrange your viewing, call our Bournville sales team today!



Approach / Entrance Hall

The apartment is approached via stairwells rising to the top floor, where a composite front door opens into a welcoming entrance hall. Here you will find a telephone intercom system, loft access point and internal doors leading to all rooms. It also benefits from an inbuilt storage cupboard, which provides useful space and houses the Ideal Logic combination boiler.

Living Space

12'10 x 10'08 (3.91m x 3.25m)

The main living space is an inviting open plan lounge and dining area, filled with natural light thanks to its double glazed windows which frame panoramic views across the nearby canal and greenery. With a central heating radiator and ceiling light points and opening into the kitchen area;

Kitchen

9'07 x 8'07 (2.92m x 2.62m)

The contemporary L-shaped kitchen is fitted with a stylish range of white, glass-fronted wall and base units, complemented by roll-edge work surfaces and laminate wood-effect flooring. Integrated appliances include a four-ring induction hob with stainless steel splashback and extractor over, together with an Electrolux electric oven. There is also space for a fridge/freezer and washing machine, along with a stainless steel sink and drainer with mixer tap. A rear double glazed window offers further views across the canal.

Bedroom One

8'08 x 11'09 (2.64m x 3.58m)

A bright and well-proportioned double bedroom with double glazed windows to the rear, two central heating radiators and ceiling light point.

Bathroom

8'01 x 10'07 (2.46m x 3.23m)

The bathroom is fitted with a panel bath and glass shower screen with mains-powered shower over, pedestal wash hand basin and low-level WC. Finished with tiled splashbacks, a ceiling light point, extractor fan and central heating radiator.

Bedroom Two

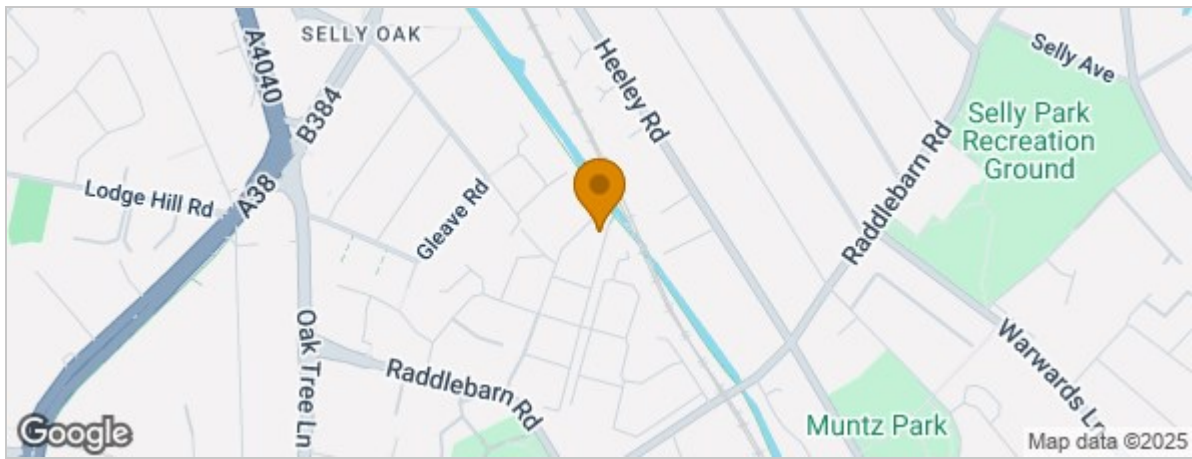
8'01 x 10'07 (2.46m x 3.23m)

The second bedroom enjoys a double glazed window to the front, central heating radiator and ceiling light point.

Additional Features

The property further benefits from superb storage throughout, one allocated parking space and attractive communal grounds. Residents also enjoy direct access to the nearby canal network, with pleasant walks into Stirchley and Selly Oak. Selly Oak train station is just a short distance away, providing excellent commuter links.





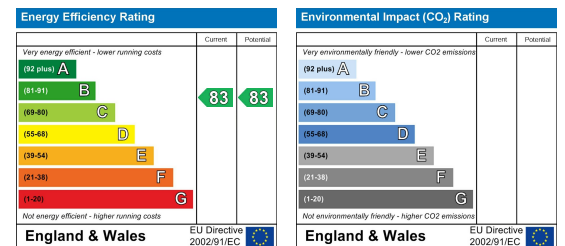
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.