



## Flat 3, 27 Ward Place

Selly Oak, Birmingham, B29 6UJ

Offers In The Region Of £200,000



**SUPERB TWO BEDROOM - TWO BATHROOM APARTMENT!** This beautifully presented two-bedroom, two bathroom first floor flat is located within the highly sought-after Oaks Development in Selly Oak. Ideally positioned for easy access to excellent local transport links into Birmingham City Centre and neighbouring areas, as well as scenic canal walks, and a wide range of shops and everyday amenities nearby. The Queen Elizabeth Hospital and University of Birmingham are also within a short commutable distance, making this an outstanding location. The property comprises in further detail – A communal entrance provides access to the stairway leading up to the first floor, where the apartment is situated. The entrance hallway leads to: an attractive open-plan living, dining room/kitchen area with lovely views, a modern family bathroom, a main bedroom with en-suite shower room, and a second double bedroom. Further benefits include an allocated parking space. This is a truly exceptional property, both in terms of location and the accommodation on offer! To arrange your viewing, please call our Bournville Sales Team today!



#### Approach

This beautifully presented and upgraded two bedroom first floor apartment is approached via a communal front parking areas and gardens leading to communal front entrance door with stairs giving rise to the first Floor with a composite front entry door opening into:

#### Entrance Hallway

With wooden floor covering, central heating radiator, two drop down ceiling light points and interior doors opening into:

#### Bedroom Two

10'10" to window recess x 9'06" (3.30m to window recess x 2.90m)

With double glazed window to the rear, ceiling light point and central heating radiator.

#### Bedroom One

10'11" max x 10' max (3.33m max x 3.05m max)

With double glazed windows to the rear aspect, ceiling light point, central heating radiator and door opening into:

#### En-Suite

10'0" x 3'11" (3.05m x 1.19m)

With push button WC, wash hand basin on pedestal with hot and cold taps, walk-in shower with mains powered shower, central heating radiator, wooden floor covering, ceiling light point and extractor fan.

#### Bathroom

6'5" x 6'8" (1.96m x 2.03m)

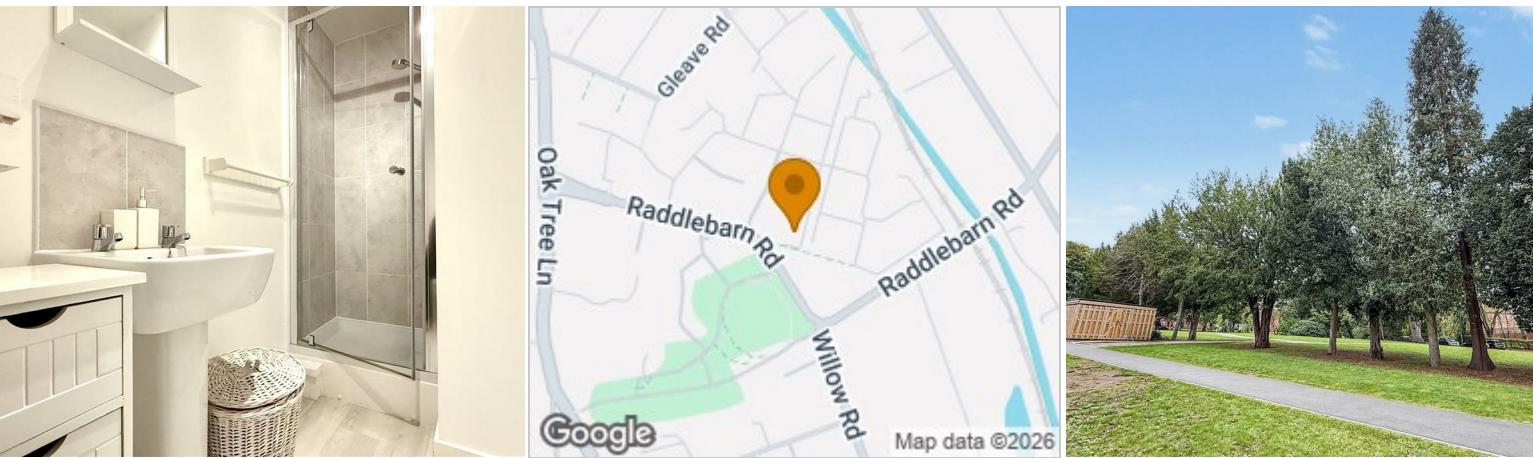
With continued wooden floor covering, panel bath with glass shower screen and Mira electric shower over and hot and cold mixer tap with shower attachment, wash hand basin on pedestal with hot and cold taps, push button low flush WC, ceiling light point, central heating radiator, ceiling mounted extractor and tiling to all splash backs.

#### Open Plan Living/Dining and Kitchen

living 14'09" x 10'06" kitchen 7'09" x 9'03" (living 4.50m x 3.20m kitchen 2.36m x 2.82m)

Living area with picture double glazed window giving opens views to the front, ceiling light point, central heating radiator, continued wooden floor covering and opening into kitchen area. With continued wooden floor covering, double glazed picture window giving leafy views, central heating radiator, drop down ceiling light point and kitchen comprising a selection of grey gloss fronted wall and base units with marble effect work surfaces, inset four ring burner gas hob with stainless steel splash back and stainless steel extractor over, integrated Electrolux oven, space facility for washing machine/washer dryer, boiler cupboard housing Ideal logic combination boiler, one and a half bowl stainless steel sink and drainer with hot and cold mixer tap, space facility for fridge freezer, tiling to splash backs and door opening into cupboard housing meters.





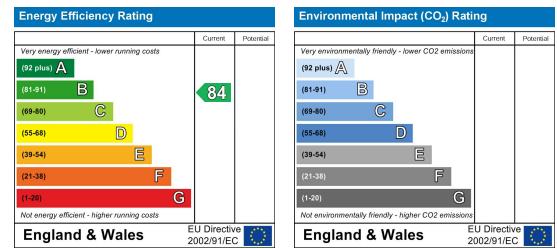
## Floor Plan



## 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



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### 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.