



£1,050 Per Month

Flat 4 27 Ward Place, Selly Oak, Birmingham, West Midlands, B29 6UJ

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SUPERB DUAL ASPECT TWO BEDROOM APARTMENT IN PRIME LOCATION! Perfectly placed on the Oaks development in Selly Oak is this spacious, bright and airy, two double bedroom 1st floor apartment which offers great space and style throughout, Ideally positioned for access to all of the local amenities which include the nearby Birmingham University, QE Hospital, Selly Oak train station, City Centre and also the nearby facilities of both Harborne, Selly Oak, Bournville, Stirchley and Cotteridge. The accommodation on offer briefly comprises; Communal grounds and parking, entrance hallway, open plan kitchen / dining and living room, main bedroom with en-suite shower room, second double bedroom and a main apartment bathroom. This is a lovely apartment which needs to be viewed! Please call our lettings team to book or please feel free to visit our website for further information.

Approach

This well presented dual aspect two bedroom apartment is approached via communal front parking bays with allocated parking leading to communal front entry door and stairs leading to first floor and hardwood French door opening into:

Entrance Hall

With two ceiling light point, central heating radiator and interior doors opening into:

Open Plan/Living/Dining/Kitchen

Living Area 14' 6" x 10' 7" (4.43m x 3.23m) Kitchen Area 8' 4" x 7' 8" (2.55m x 2.33)

With two double glazed windows to the front aspect, two ceiling light point and central heating radiator. Kitchen offering a white gloss fronted selection of wall and base units with integrated dishwasher and washing machine, integrated Electrolux oven and four ring burner gas hob with in-built chimney style extractor and stainless steel splash back, roll edge work surface with integrated one and a half bowl stainless steel sink and drainer with hot and cold mixer tap, tiled effect floor covering and further central heating radiator.

Bedroom One

15' 10" x 11' 3" (4.82m x 3.42m)

With double glazed window to the front aspect, ceiling light point, central heating radiator and interior door opening into:

En-Suite Shower Room

9' 2" x 5' 9" (2.8m x 1.75m)

With double walk-in shower with mains power shower over and glass shower screen, contemporary metro tiling to splashbacks, wash hand basin on pedestal with further metro splash backs and hot and cold taps, push button low flush WC, tiled effect contemporary floor covering, frosted double glazed window to the rear aspect, recessed spots to ceiling and wall mounted heated chrome towel rail.

Bedroom Two

10' 6" x 10' 9" (3.2m x 3.27m)

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

Bathroom

6' 9" x 6' 5" (2.07m x 1.96m)

With panel bath with glass shower screen and Mira electric shower over, hot and cold mixer tap, wash hand basin with hot and cold taps, low flush push button WC, frosted double glazed window to the side aspect, wall mounted extractor, wall mounted heated chrome towel rail, recessed spots to ceiling, tiling to splash backs and tiled effect floor covering.

Communal Grounds

Being mainly made up with parking area and still under further development.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-64 D		
43-54 E		
31-42 F		
13-30 G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
102-100 A		
81-91 B		
69-80 C		
55-64 D		
43-54 E		
31-42 F		
13-30 G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		