



## 27 Heroes Drive

Selly Oak, Birmingham, B29 6UQ

Offers Over £320,000



**\*EXCELLENT MODERN!\*** This is an excellent, three bedroom mid-terrace home in a prime location which has been upgraded by the current owners and is ready for its next chapter! Perfectly positioned, the home is within easy reach of the Queen Elizabeth Hospital, University of Birmingham, Newman University, and major employment hubs. Families will find a choice of excellent schools close by, while superb transport links give direct access to Selly Oak, Bournville, Harborne, Birmingham City Centre, and beyond, with Selly Oak Train Station just half a mile away. A pedestrian path also connects directly to the nearby canal, offering a pleasant walk to Battery Retail Park and beyond. The house itself offers a front driveway, hall, living room, inner lobby with guest wc and storage, kitchen - dining room and a lovely rear garden with rear access. To the first floor the main bedroom offers an en-suite shower room, further bathroom and two more bedrooms. To book your viewing of this great house please call our Bournville sales team!



### Approach

This lovely modern three bedroom mid-terrace property is approached via a tarmac front driveway providing off-street parking, leading to a composite double glazed front entry door opening into:

### Entrance Hallway

With stairs giving rise to the first floor landing, central heating radiator, internal door opens into:

### Living Room

14'05" x 11'11" (4.39m x 3.63m)

With ceiling light point, double glazed window to the front aspect with in-built shutters, central heating radiator and door opening into:

### Inner Lobby Area

With ceiling light point, door opening into the kitchen, door opening into a storage cupboard and further door opening into:

### Guest WC

7'01" x 3'03" (2.16m x 0.99m)

With LVT flooring, push button low flush WC, wash hand basin on pedestal with hot and cold mixer tap, tiling into splash backs, central heating radiator and ceiling light point.

### Kitchen/Diner

15'03" x 9'07" (4.65m x 2.92m)

Kitchen with a contemporary selection of matching wall and base units with roll edge work surfaces, integrated oven with four ring electric hob and in-built extractor over, space and plumbing for fridge

freezer, one and a half stainless steel sink and drainer with hot and cold mixer tap, space and plumbing for dishwasher and washing machine, double glazed window to the rear aspect, tiled splash backs, ceiling light point and continued LVT floor covering.

### Rear Garden

With an initial full width patio suitable for outside seating and entertaining, landscaped rear garden with decorative sculptured flowerbeds to borders and mature lawn with pathway giving access to rear gate and pathway which wraps around to the rear and the side of the property and finished with pitch roof garden shed.

### First Floor Accommodation

From hallway staircase gives rise to the first floor landing with loft access point, ceiling light point, door opening into utility cupboard with plumbing facility for tumble dryer and in-built shelving and interior doors opening into:

### Bedroom One

11'11" x 9'05" (3.63m x 2.87m)

With double glazed window to the front aspect, ceiling light point, central heating radiator, door opening into over stairs storage cupboard with in-built hanging space and further storage and door opens into:

### En-Suite

5'03" x 6'02" (1.60m x 1.88m)

With a corner entry shower with mains powered

shower over, push button low flush WC, wash hand basin on vanity unit with hot and cold mixer tap, frosted double glazed windows to the front aspect, tiling to splash backs, LVT flooring and ceiling light point,

#### Bedroom Two

10' x 9'03" (3.05m x 2.82m)

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

#### Bedroom Three

11'03" x 5'09" (3.43m x 1.75m)

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

#### Bathroom

6'01" x 6'04" (1.85m x 1.93m)

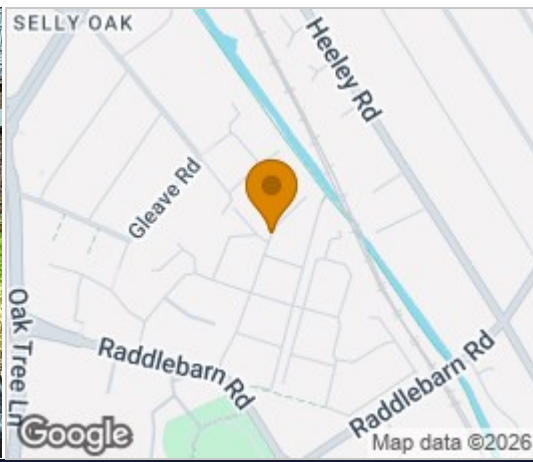
With panel bath with hot and cold mixer tap, wash hand basin on pedestal with hot and cold mixer tap, push button low flush WC, LVT wood effect flooring, tiled to half wall height, central heating

radiator, ceiling light point and ceiling mounted extractor.

#### Tenure

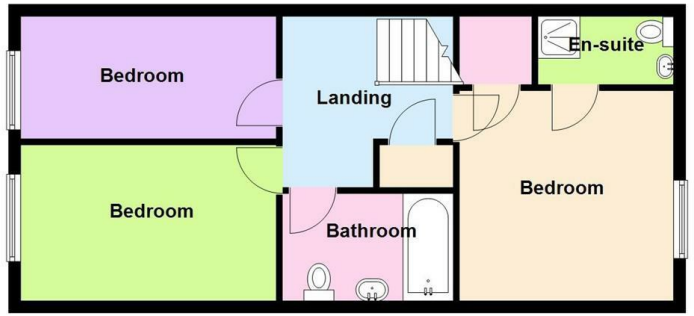
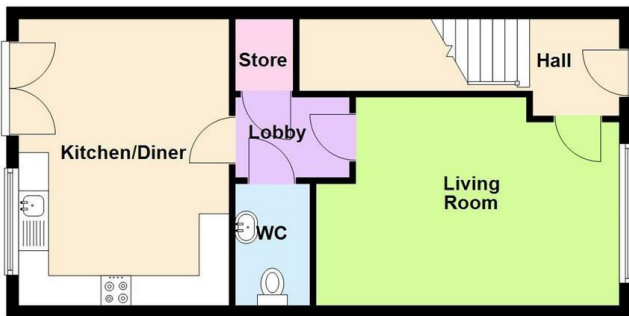
The agent understands that the property is Freehold. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.





## Floor Plan

Ground Floor

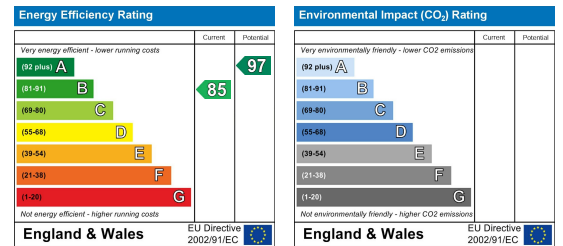


NOT to Scale  
for illustrative Purposes Only.  
Plan produced using PlanUp.

## 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



### SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

#### 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.

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