



## 3g Gristhorpe Road, Selly Oak, Birmingham, B29 7TD £1,525 Per Calendar Month



A stunning 4 bedroom home right in the heart of Selly Oak.

Perfectly located within minutes walk of Selly Oak station, University of Birmingham and the Bristol road.

The House has been completely refurbished and decorated to a very high standard. It has Ikea kitchen with all new appliances. Designer bathroom with bath and shower. The house has 4 bedrooms with brand new IKEA furniture, a well planned living space with patio door overlooking a nice garden.

Coming with all furniture and fittings, and with brand new gas central heating, full double glazing and an alarm, this property has everything you could want from your university house.

All Mason Knight Properties are fitted with Alarms.

Viewing By prior appointment only with Mason Knight

NO DEPOSITS FOR UK STUDENTS

Bills inclusive optional

£88.00 PPPW

### Viewing

Please contact our MasonKnight Properties Office on 0121 472 5897 if you wish to arrange a viewing appointment for this property or require further information.







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	70		67
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	



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.