



## 3M Manilla Road, Selly Oak, Birmingham, B29 7PZ £1,711 Per Calendar Month



Lovely 5 Double Bedroom 2 Bathrooms  
Walking distance to University of Birmingham  
No Deposit For ALL UK Students  
Bills inclusive optional

£79 pppw

### Property Summary

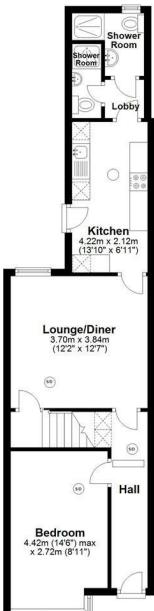
Fantastic 5 double bedroom house,  
The house has been newly refurbished to a very high standard in 2012, newly fitted kitchen with all appliances, nice living space with leather sofa, all double bedrooms with brand new beds, orthopedic mattresses and furniture. 2 Bathrooms/Toilets. Morrisons supermarket and all the local shops within 5 mins walk, easy bus access to the town centre .



### 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.

Ground Floor



First Floor



3 Manilla Rd, Selly Park, Birmingham



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(F2 plus) A		
(B1-B1) B		84
(B9-B0) C		
(S5-S4) D	62	
(S9-S4) E		
(Z1-Z8) F		
(T1-T0) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(F2 plus) A		81
(B1-B1) B		
(B9-B0) C		
(S5-S4) D	55	
(S9-S4) E		
(Z1-Z8) F		
(T1-T0) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		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 firms employment has the authority to make or give any representation or warranty in respect of the property.

201B Tiverton Road, Selly Oak, West Midlands, B29 6DB

T. 0121 472 5897 | E. [contact@masonknight properties](mailto:contact@masonknight properties)

W. [masonknightproperties.co.uk](http://masonknightproperties.co.uk)