



## 91h3 Warwards Lane, Selly Oak, Birmingham, B29 7RA £1,646 Per Calendar Month



A lovely 3 Double Bedroom Student Property In Selly Oak

### Situation & Amenities

This 3 double bedroom property is situated on Warwards Lane, Selly Oak

Within 10 – 12 minutes' walk to mainline train service run from Selly Oak and Bristol Road, the main road of Selly Oak, provides a wide range of shopping, leisure facilities and restaurants.

Within walking distance to University

Within 2 minutes' walk to local shops

### Description of the property

The property has been newly re-decorated and refurbished.

The accommodation is arranged over 2 floors.. The bedrooms are all of larger than normal size bedrooms, all the bedrooms benefit from new beds and good quality orthopaedic mattresses and high-end good quality IKEA furniture. The bedrooms had new carpets with good quality underlay fitted.

Kitchen with all appliances including fridge freezer, washing machine, dishwasher, cooker with oven and hob, microwave oven.

Lovely living room with new leather sofas, coffee table, dining table chairs and Décor fire place.

Bathroom has been re-decorated to good standard

The property also benefits from gas central heating, smoke alarm system. All MasonKnight properties have burglar alarms.

### 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	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	



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