



## 1R Manilla Road, Selly Oak, Birmingham, B29 7PZ

### £1,863 Per Calendar Month



Good size bedrooms  
 Extra storage space  
 Walking distance to University of Birmingham  
 No Deposit For ALL UK Students  
 Bills inclusive optional

£86.00 PPPW

#### Property Summary

This 5 double bedroom property is situated on Pershore Road, Selly Oak

Within 15-18 minutes' walk to South Gate of Campus

Within 2 minutes' walk to local shops

Within 1 minutes' walk to the main road, provides a wide range of shopping, leisure facilities and restaurants.

Very well proportioned 5 double bedroom house, good sized kitchen, 2 bathrooms, all new furniture and carpets, good sized kitchen, 2 fridge freezers, new washing machine and dishwasher. Good sized lounge and dining area, 5 superb sized double bedrooms with new beds and orthopaedic mattresses, double glazed, centrally heated, alarmed and no parking restrictions on street.

#### 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	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	81
(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	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	76
(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	
England & Wales	



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.