



## 1M4BED 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

£107.5 PPPW

#### Property Summary

This 4 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 4 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, 4 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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		81			76
	54			45	
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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