



48 Constance Road Edgbaston
Birmingham B5 7RB

To Let 1 Bedroom Room Within Mid-Terraced House

Price
£450.00 PCM



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PROPERTY OVERVIEW:

A room is available to let in Edgbaston B5 7RB, situated on Constance Road, on the top floor of a three-storey house. The room comes fully furnished and offers access to shared facilities, including a communal kitchen, bathroom, W.C., and a rear garden. All utility bills are included in the rent, making it a convenient and hassle-free option. The property benefits from being in close proximity to shopping and transport facilities on the nearby Edward Road and Pershore Road, while Birmingham City Centre and the Bristol Road (A38) are easily accessible. The Energy Performance Certificate (E.P.C.) rating for the property is D. The rent is £450.00 per calendar month, which includes all bills as well as free Wi-Fi access.

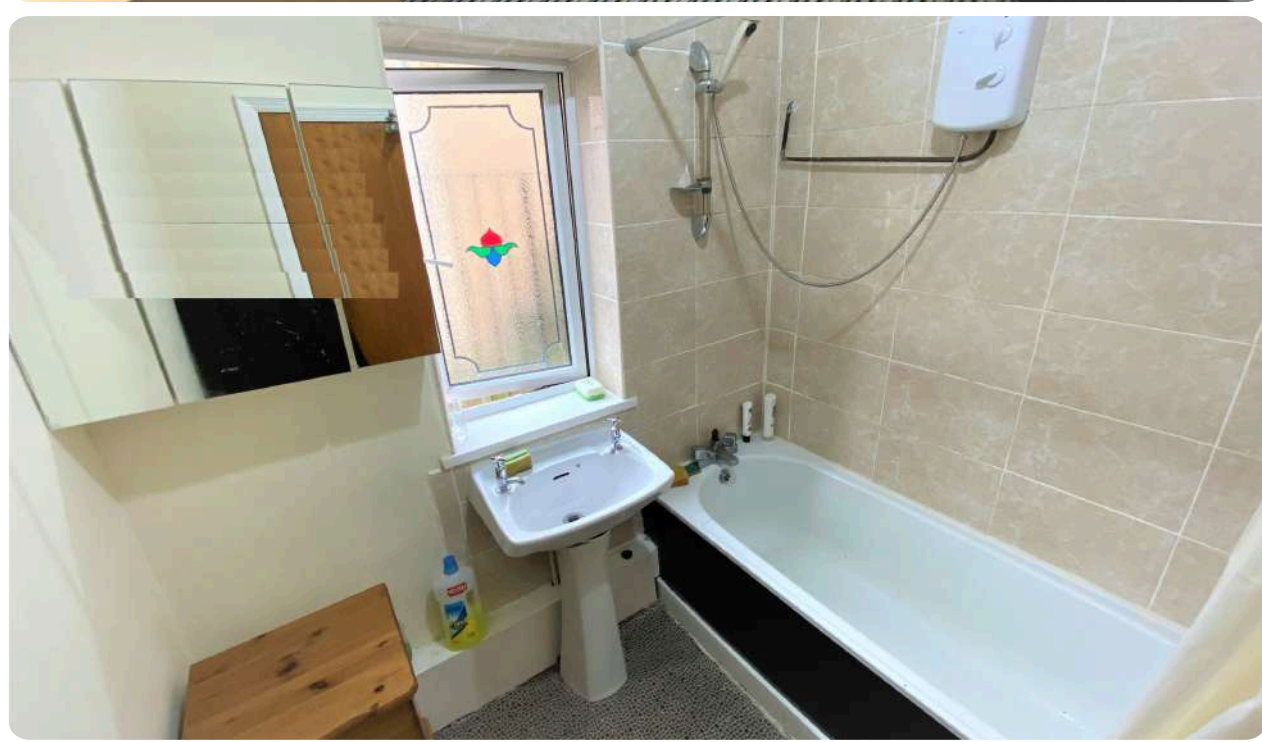
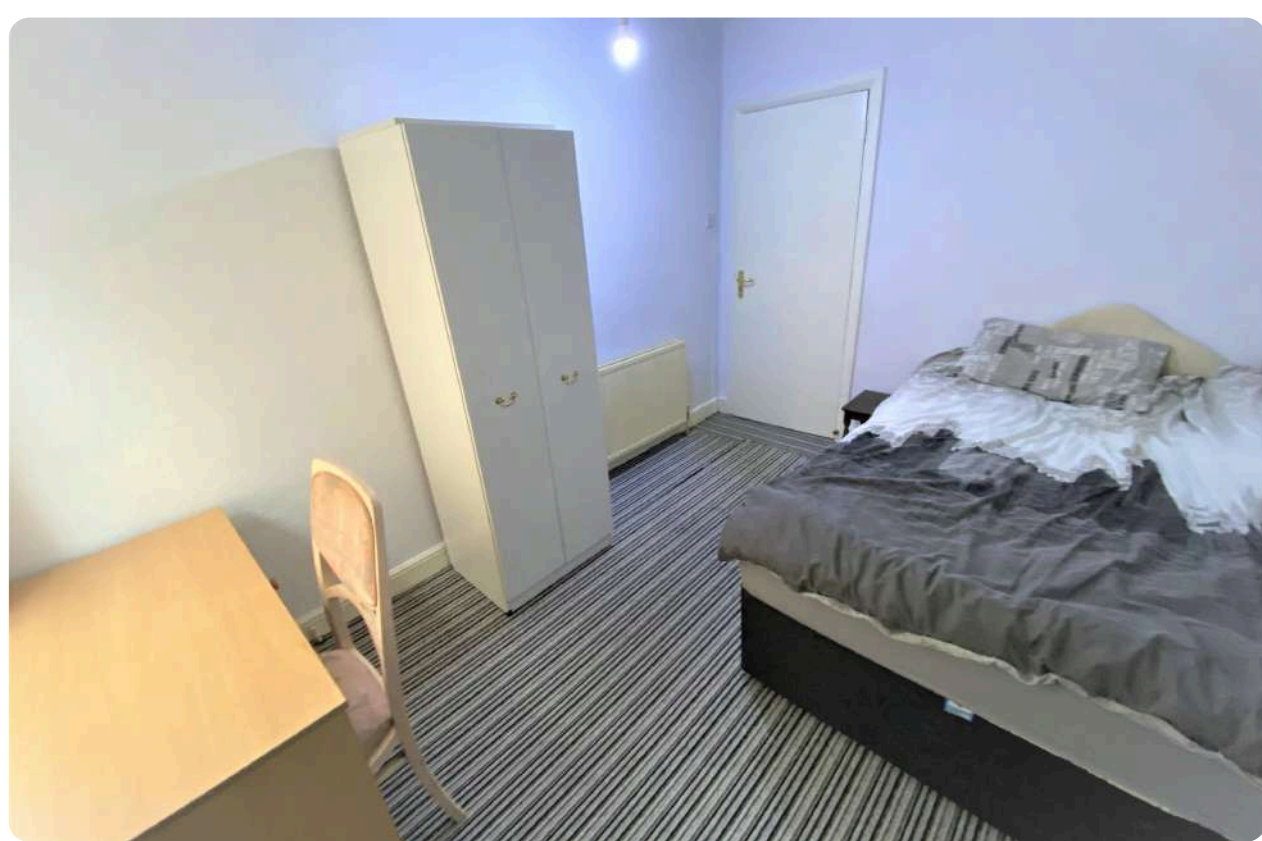
KEY FEATURES:

- Room to let on the top floor of a three-storey house
- Fully furnished
- Access to communal kitchen, bathroom, W.C., and rear garden
- All utility bills included in rent
- Free Wi-Fi access
- Close to shopping and transport facilities on Edward Road and Pershore Road
- Easy reach of Birmingham City Centre and the Bristol Road (A38)
- E.P.C. Rating: D
- Rent: £450.00pcm (inclusive of bills)

LOCATION:

The location of the property on Constance Road in Edgbaston is highly desirable due to its proximity to a variety of amenities and transport links. Edgbaston itself is a sought-after residential area, known for its leafy streets, green spaces, and a mix of period homes and modern developments. The property is conveniently located near Edward Road and Pershore Road, both of which offer a range of local shops, supermarkets, and essential services, making daily errands and shopping easy and accessible. Additionally, the area benefits from excellent transport connections, with frequent bus services and easy access to key roads, including the nearby Bristol Road (A38), which leads directly into Birmingham City Centre. The city centre itself is just a short distance away, offering a wide range of entertainment, dining, and cultural attractions, as well as major transport hubs such as Birmingham New Street station for national and local train services. For those who enjoy outdoor activities, Edgbaston is home to several parks and green spaces, including the beautiful Cannon Hill Park and the nearby Edgbaston Reservoir. Whether for work or leisure, the location offers a perfect balance of convenience and tranquility





AGENTS NOTE:

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history.

FIXTURES AND FITTINGS: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

VIEWINGS & APPOINTMENTS

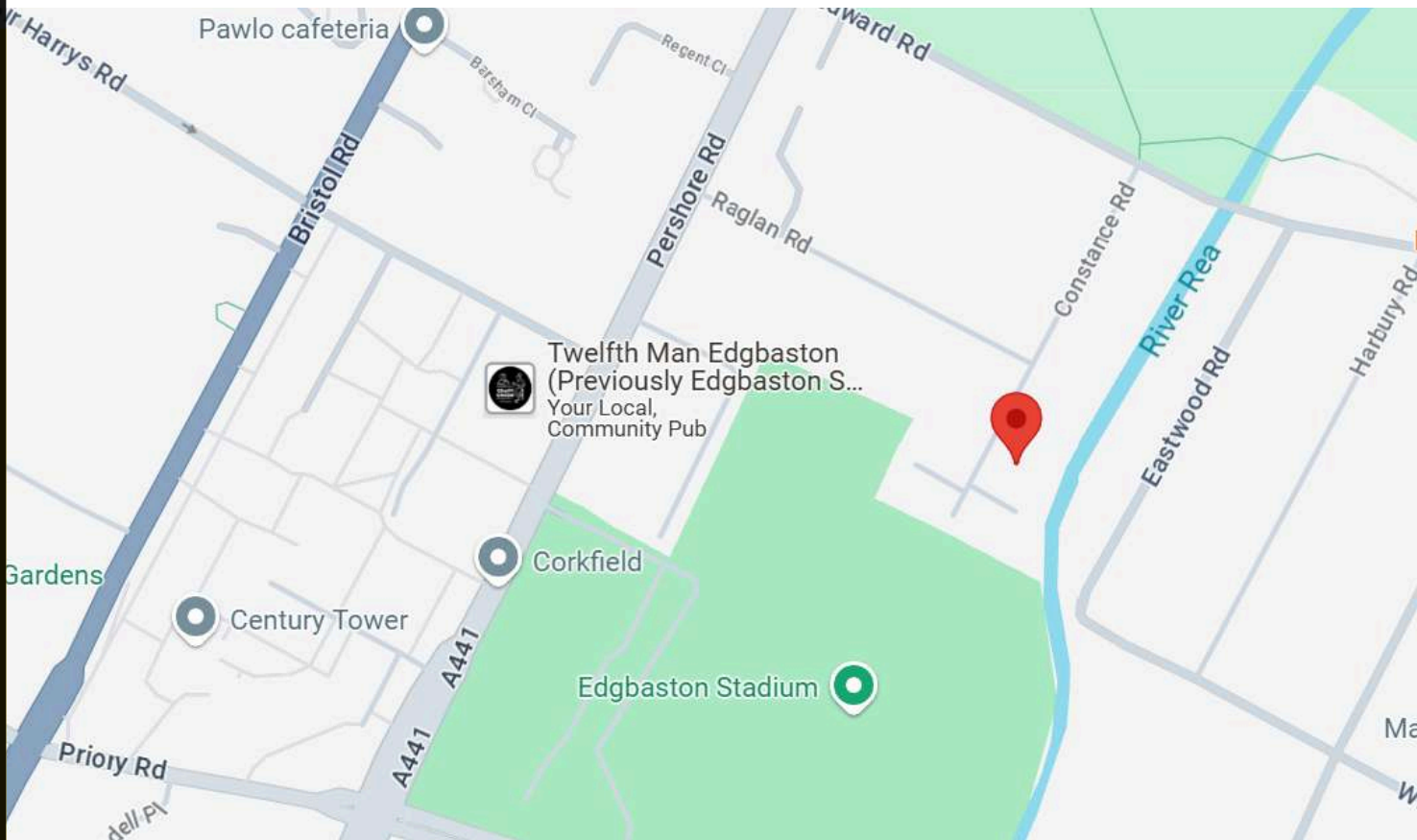
Book a viewing with Sole Agents Thistle Estates by phone or email: 0121 256 2561
Enquiries@ThistleEstates.com



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Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Tenure:
Rental

Size:
TBC

Services:
All utilities bills are included in the rent.

Local Authority:
Birmingham City Council

Council Tax Band:
N/A