



MasonKnight



## 10d Reservoir Retreat, Edgbaston, Birmingham, B16 9EH £3,306 Per Calendar Month



### Property Summary

This property is within a 10-12 minute' walking distance from a mainline train station.

The property is within a 10 minute walk from Five ways and Broad Street.

The property is within walking distance to BCU Edgbaston Campus.

There is a Morrisons supermarket, within walking distance. There are also a range of local shops within 2 minutes walking distance.

This property is arranged over 3 floors. Beautifully proportioned 7 bedroom all en-suite Georgian house in quiet cul-de-sac Edgbaston. The house consists of 7 larger than normal size bedrooms, all with en-suite bathrooms. Good quality furniture throughout the property.

Very spacious, open plan lounge, with good quality leather sofa, kitchen diner, including a range cooker, American style fridge/freezer, dishwasher, washing machine and separate dryer. The house also benefits from gas central heating, smoke alarm system, double glazing, spacious garden.

All Mason Knight Properties are fitted with an alarm.

Viewing By prior appointment only with Mason Knight

NO DEPOSITS FOR UK STUDENTS

£109.00 PPPW

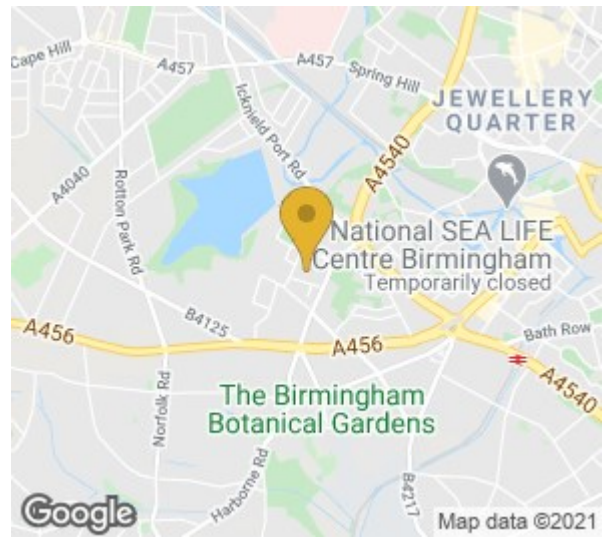
bills package available

### Viewing

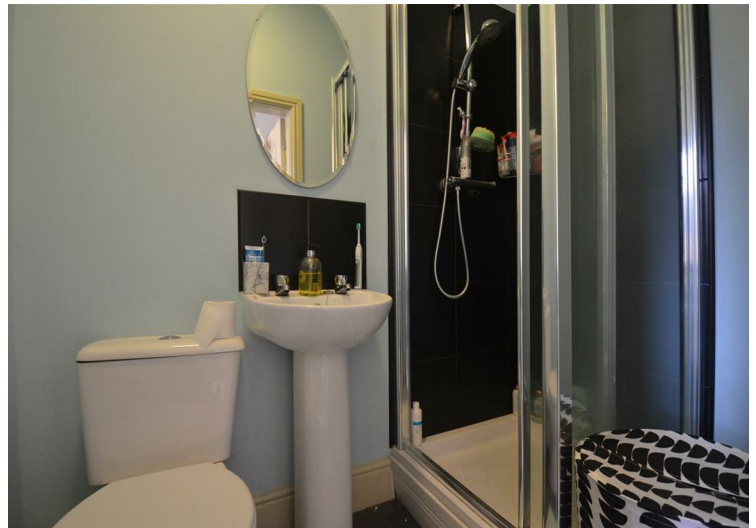
Please contact our MasonKnight Properties Office on 0121 472 5897 if you wish to arrange a viewing appointment for this property or require further information.







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	
	79		75
	59		52
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.