



## 201 Tiverton Road, Selly Oak, Birmingham, B29 6DB

### £2,567 Per Calendar Month



£98.75 PPPW

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2023/2024 ACADEMIC YEAR Good Size 6 Double Bedroom Student House on Tiverton Road, Selly Oak, available for students or a group of working professionals, Free Ultrafast 350M Broadband

#### Situation & Amenities

This 6 double bedroom, 2 bathrooms student house is situated on Tiverton Road, Selly Oak  
Within 8 minutes' walk to South Gate of Campus  
Within 5 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.

#### Description of the Property

The property has a lovely spacious Kitchen with all appliances, very spacious separate lounge.  
The bedrooms are all of bigger than normal size double bedrooms, all the bedrooms benefit from good quality mattresses and good quality furnishings.  
Kitchen with all appliances including fridge freezer, washing machine, dishwasher, cooker with oven and hob, microwave oven.  
The property has 2 bathrooms/toilets with bath and shower unit, the property also has a seperate toilet.  
Lovely separate living space with good quality sofas.  
The property also benefits from gas central heating, smoke alarm system.

#### Outside

The garden to the rear provides lovely sitting area and provisions therein for Barbeques.

Viewing By prior appointment only with Mason Knight

NO DEPOSITS FOR UK STUDENTS

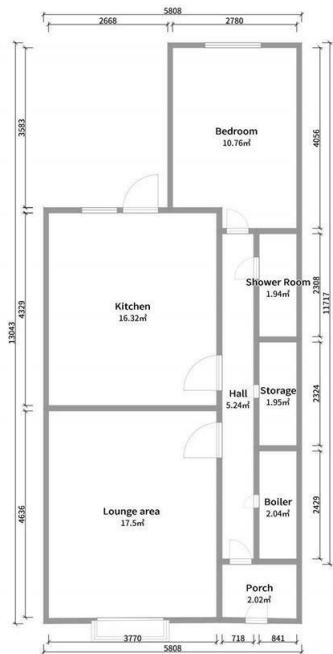
Bills Package Optional

### 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.









### GROUND FLOOR

Internal Area: 58.38m<sup>2</sup>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			43
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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.

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