



## 34lovv Sellywood Road, Birmingham, B30 1XA

### £138 Per Week



1 Bedroom Available in a 4-Bedroom House  
AVAILABLE FOR IMMEDIATE MOVE IN  
BILLS INCLUSIVE

Walking Distance to Bournville Train Station  
Walking Distance to Selly Oak Train Station  
5-Minute Walk to BCU Bournville Campus  
Walking Distance to University of Birmingham Campus  
4 Spacious Double Bedrooms with Quality Furniture  
Newly Fitted Kitchen with Appliances  
Open-Plan Kitchen-Diner with Patio Door to Garden  
1 Lovely Bathroom with Bath and Shower  
Additional Downstairs Toilet  
Gas Central Heating, Double Glazing, and High-Quality Finishes  
LOW DEPOSIT: £400/person (based on a group of 4 people)

Discover this stunning 4 double bedroom property with 1 bathroom and an additional toilet, located in the sought-after Bournville Trust area. The property offers off-road parking and is within walking distance of both Bournville and Selly Oak Train Stations, BCU Bournville campus, and the University of Birmingham Campus. Enjoy easy transport links to the city center, QE, and the rest of Birmingham.

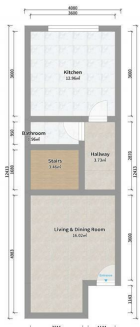
Don't miss out on this exceptional opportunity - contact us today to make this beautifully furnished property your home for the upcoming academic year!

### Viewing

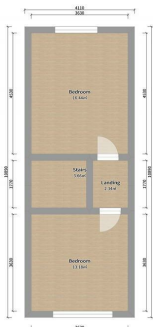
Please contact our MKP MANAGEMENT Office on 0121 472 5897  
if you wish to arrange a viewing appointment for this property or require further information.







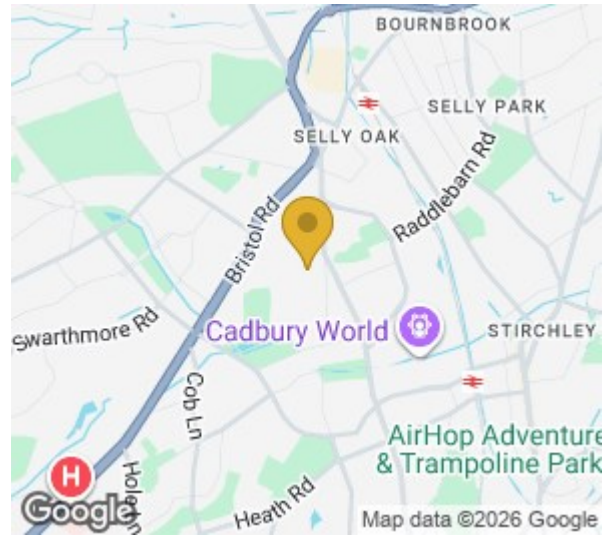
Sellywood Ground Floor



Sellywood First Floor



Sellywood Second Floor



Energy Efficiency Rating	
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> (38-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	86
	73
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> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (38-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	90
	75
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.