



## 8265b Rose Cottages, Selly Oak, Birmingham, B29 6EF £2,756 Per Calendar Month



2024/2025 ACADEMIC YEAR Affordable Student Accommodation Suitable for Students or Professionals

- \* Low Deposit
- \* 10-min walk to University of Birmingham campus.
- \* 2-min walk to shops, dining, and more.
- \* 5-min walk to the train station.
- \* Spacious living room, modern kitchen, 2 bathrooms.
- \* Optional: Unlimited Bills Package for only £24.68 pppw
- \* Optional: Ultrafast 350mbps Internet for only £1.94 pppw

Perfectly positioned for University of Birmingham students, this property offers unbeatable convenience and amenities. A generously sized living room with high-quality leather sofas, a dining table, and chairs for relaxation and socializing. A newly fitted kitchen equipped with essential appliances, including a fridge freezer, oven, hob, dishwasher, and washing machine. Enjoy the convenience of 2 well-appointed bathrooms, each with a toilet.

All Mason Knight Properties are fitted with a security alarm.

Don't miss your chance to view this exceptional property. Schedule a viewing by appointment only with Mason Knight. Your dream home in Selly Oak awaits!

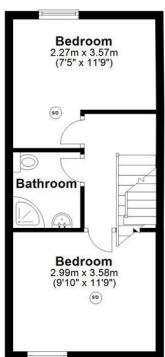
### Viewing

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



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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