



## 38 Milner Road, Selly Oak, Birmingham, B29 7RQ £1,193 Per Calendar Month



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### Situation & Amenities

This 3 double bedroom property is situated on Milner Road, Selly Oak. Within 8-10 minutes' walk to mainline train service run from Selly Oak or Bournville Stations and Bristol Road, the main road of Selly Oak, provides a wide range of shopping, leisure facilities and restaurants. Within 10-12 minutes' walk to South Gate of Campus. Within 4 minutes' walk to local shops and supermarket.

### Description of the Property

The accommodation is arranged over 2 floors, All the bedrooms benefit from good quality beds and orthopedic mattresses.

Kitchen with all appliances including fridge freezer, washing machine, cooker with oven and hob, microwave oven.

Lovely living space with good quality sofas.

The bathroom/toilet has been tastefully decorated this year.

The property also benefits from gas central heating, smoke alarm system. All MasonKnight properties have burglar alarms.

### Outside

The garden to the rear has big lawn space, which 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.



Milner Road Ground First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(F2 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	50	55
(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			
(F2 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	44	48
(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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