



Reservoir Road

Birmingham

B16 9DS

Asking Price Of **£265,000**

Four Bedroom Student House

£2168.00 Per Month Rental Income

No Upward Chain

Gas Central Heating



Property Description

DESCRIPTION The property provides four well-proportioned bedrooms, complemented by two bathrooms, making it highly practical for shared occupation and maximising rental appeal.

A comfortable communal living room offers a sociable space for occupants, while the fitted kitchen is laid out for everyday use, with ample storage and preparation areas.

In addition to the main accommodation, the house benefits from an additional flexible room, which can be utilised as a study, storage area, fitness space or further amenity room, adding adaptability and long-term appeal to a range of tenant profiles.

LOCATION Reservoir Road remains one of Edgbaston's most desirable residential and student investment locations, offering a combination of lifestyle appeal and excellent connectivity. The property is:

A short walk from Edgbaston Reservoir and the popular Reservoir Café

Close to Hagley Road and Broadway Plaza

Well positioned for Birmingham's universities

Within easy reach of public transport links and local amenities

This location continues to attract strong and consistent demand from students and young professionals alike.

ADDITIONAL FEATURES Furnished accommodation

On-street parking

Rear yard / outdoor space

Practical layout suited to shared living

INVESTMENT SUMMARY This is a well-configured and sensibly laid-out property in a proven rental location, offering an attractive opportunity for investors seeking a low-maintenance asset in a high-demand area of Birmingham. The combination of bedroom numbers, bathroom provision and location underpins strong ongoing rental appeal.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold

Services: All mains' services are connected to the property.

Local Authority: Birmingham City Council

Council Tax Band: B

Floor Layout



TOTAL FLOOR AREA: 1114 sq ft (103.5 sq m) approx.

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given. Made with Metropix 12/2019.

Total approx. floor area 1,205 sq ft (112 sq m)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.