



## 125 Warwards Lane, Selly Oak, Birmingham, B29 7QX

### £1,629 Per Calendar Month



2024/2025 ACADEMIC YEAR Spacious Student Accommodation Suitable for Students and Professionals

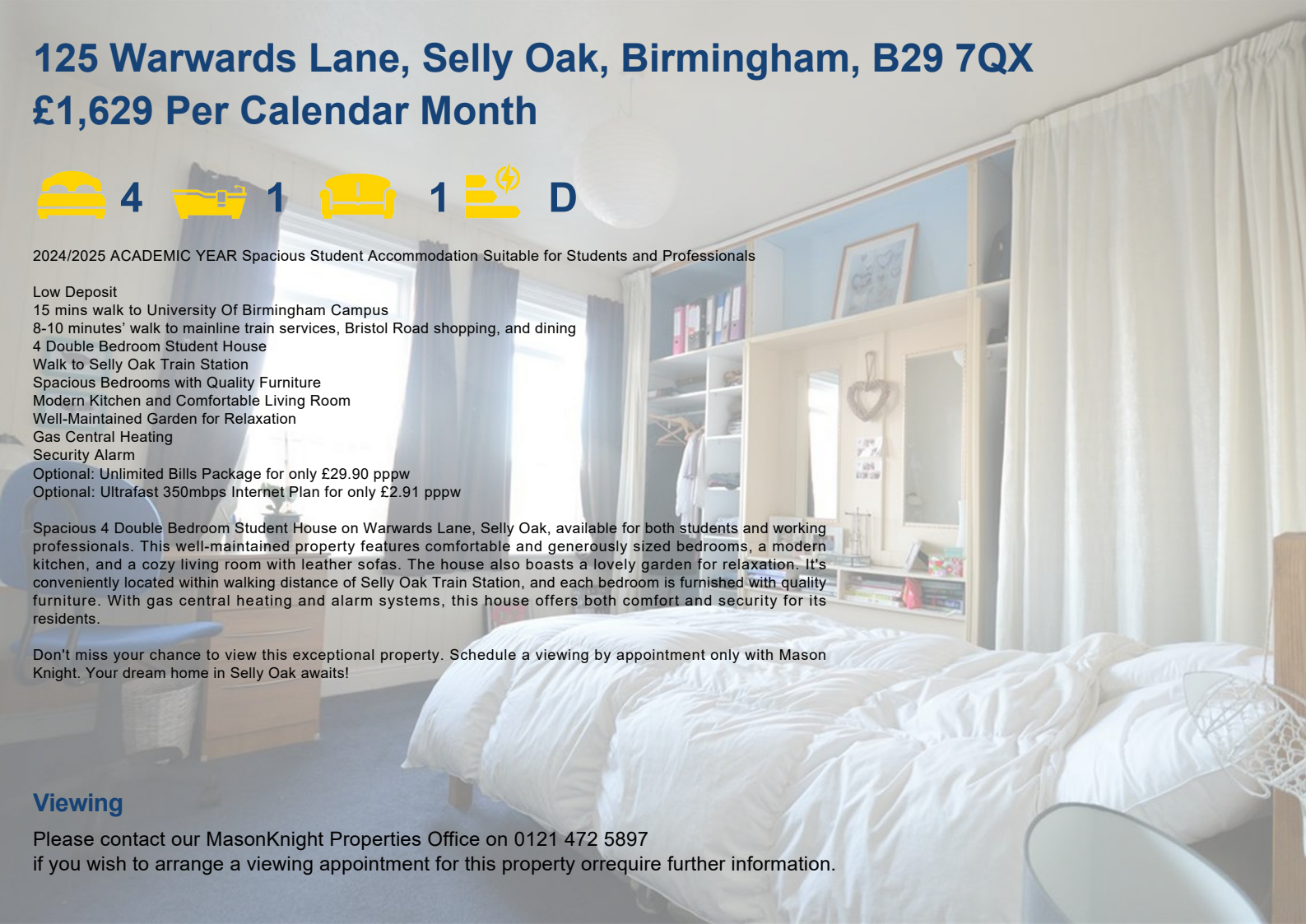
Low Deposit  
 15 mins walk to University Of Birmingham Campus  
 8-10 minutes' walk to mainline train services, Bristol Road shopping, and dining  
 4 Double Bedroom Student House  
 Walk to Selly Oak Train Station  
 Spacious Bedrooms with Quality Furniture  
 Modern Kitchen and Comfortable Living Room  
 Well-Maintained Garden for Relaxation  
 Gas Central Heating  
 Security Alarm  
 Optional: Unlimited Bills Package for only £29.90 pppw  
 Optional: Ultrafast 350mbps Internet Plan for only £2.91 pppw

Spacious 4 Double Bedroom Student House on Warwards Lane, Selly Oak, available for both students and working professionals. This well-maintained property features comfortable and generously sized bedrooms, a modern kitchen, and a cozy living room with leather sofas. The house also boasts a lovely garden for relaxation. It's conveniently located within walking distance of Selly Oak Train Station, and each bedroom is furnished with quality furniture. With gas central heating and alarm systems, this house offers both comfort and security for its residents.

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

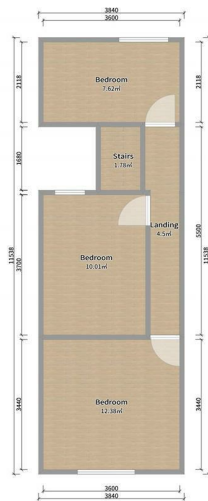
Please contact our MasonKnight Properties Office on 0121 472 5897 if you wish to arrange a viewing appointment for this property or require further information.







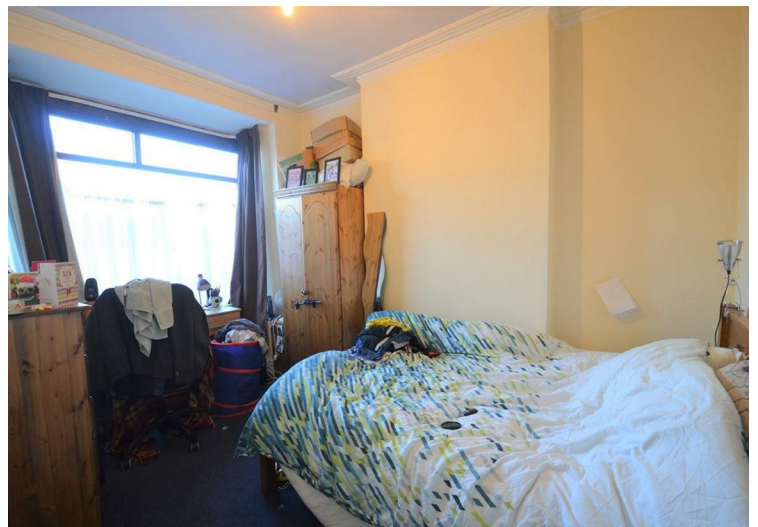
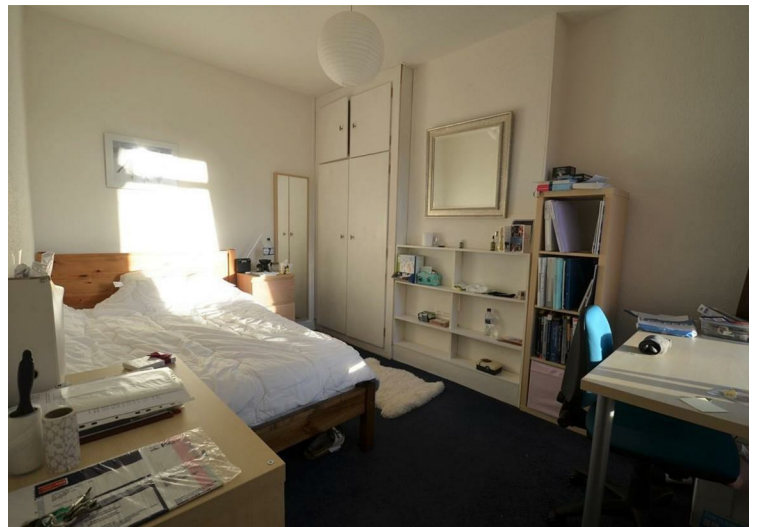
Warwards Lane Ground Floor



Warwards Lane First Floor



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>87</b>	(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</b>	(69-80) <b>C</b>		<b>66</b>
(55-68) <b>D</b>			(55-68) <b>D</b>		
(38-54) <b>E</b>			(38-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.