



## 3f Gristhorpe Road, Selly Oak, Birmingham, B29 7TD £1,417 Per Calendar Month



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

- 1 Extra Workspace
- Low Deposit
- 10-20 minutes walk to University of Birmingham
- Walking distance to mainline train service from Selly Oak Station and Bristol Road, providing access to shopping and dining
- Fully Furnished
- Newly Fitted Kitchen and Bathroom
- Brand-new Gas Central Heating
- Full Double Glazing
- Security Alarm
- Spacious Garden
- Optional: Unlimited Bills Package for only £33.82 pppw
- Optional: Ultrafast 350mbps Internet Plan for £3.88 pppw

Discover a stunning 3-bedroom house on Gristhorpe Road, Selly Oak, offering prime convenience just minutes from Selly Oak Station, the University of Birmingham, and Bristol Road. This immaculately refurbished home boasts a modern Ikea kitchen, designer bathroom, and four spacious bedrooms with brand-new Ikea furniture. Enjoy the added benefits of gas central heating, double glazing, and a security alarm for a comfortable and secure university living experience.

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!

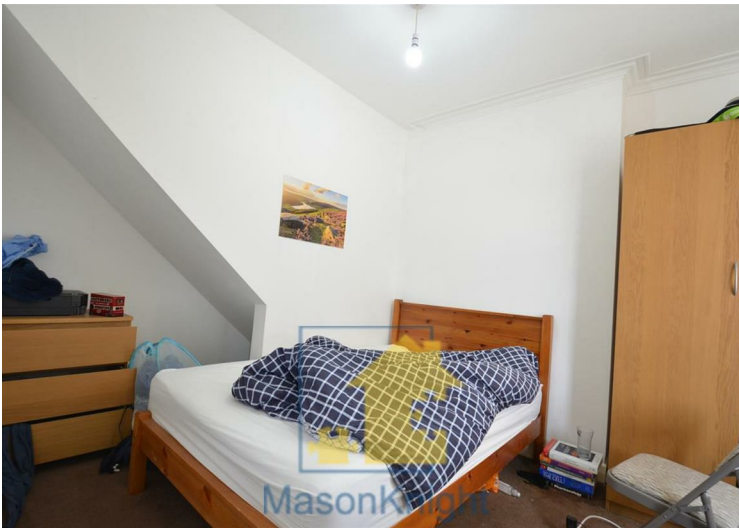
### Viewing

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	70	
(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		87
(81-91)	B		
(69-80)	C	67	
(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	



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