



MasonKnight



## 12 Warwards Lane, Selly Oak, Birmingham, B29 7RA

### £1,594 Per Calendar Month



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

- 15 minute walk to South Gate of Campus.
- 2 minute walk to local shops
- Within walking distance to the train station
- Convenient access to Bristol Road
- 4 spacious double bedrooms
- Recent refurbishment
- Well-equipped kitchen with modern appliances
- Cozy living room with leather sofas
- Gas central heating
- Smoke alarm system
- Lovely garden for outdoor activities
- Optional: Unlimited Bills Package for only £29.90 pppw
- Optional: Ultrafast 350mbps Internet for only £2.91 pppw

Charming 4 double bedroom student property in Selly Oak, conveniently located near shops and the train station. Recently refurbished with spacious bedrooms featuring new beds and quality furniture. The kitchen is well-equipped with modern appliances, and the living room is cozy with leather sofas and a decorative fireplace. The property includes gas central heating, a smoke alarm system, and a lovely garden for outdoor enjoyment.

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.





91 Warwards Lane, Selly Oak, Birmingham



Energy Efficiency Rating	
Current	Potential
51	77

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
38	68



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