



## 96 Manilla Road, Selly Oak, Birmingham, B29 7PZ

### £1,863 Per Calendar Month



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

- 15-18 mins walk to South Gate of Campus
- 2 mins walk to local shops
- 1 min walk to main road with shopping, dining, and leisure facilities
- Spacious 5 double bedrooms
- 2 modern bathrooms
- Well-equipped kitchen
- Efficient central heating
- Security alarm system
- Optional: Unlimited Bills Package for only £26.01 pppw
- Optional: Ultrafast 350mbps Internet for only £2.91 pppw

This impressive property on Manilla Road offers an ideal location, just a short walk from the South Gate of Campus and local shops, making it perfect for students or professionals. The well-proportioned house features 2 modern bathrooms, a fully equipped kitchen with 2 fridge freezers, a new washing machine, and a dishwasher for convenience. A comfortable lounge and dining area provide ample space for relaxation, while the 5 superbly sized double bedrooms come with new beds and orthopedic mattresses. The property is double glazed, centrally heated, and alarmed for added security, and it enjoys the benefit of no parking restrictions on the street.

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
54	81
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (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
45	76
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A (81-91) B (69-80) C (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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