



MasonKnight

## 452 Katie Road, Selly Oak, Birmingham, B29 6JG £2,390 Per Calendar Month



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

- Free Ultrafast 350M Broadband
- Walking distance to University of Birmingham campus and main trainline.
- 2 minutes to Selly Oak's main road with shopping and dining options.
- Recently refurbished
- Fully Furnished
- Two bathrooms
- Double glazing
- Central heating
- Off-Road Parking
- Optional: Unlimited Bills Package for only £24.68 pppw

This stunning student house on Katie Road, Selly Oak, offers a prime location within walking distance to the University of Birmingham campus and the main trainline. With a well-planned living room, modern kitchen, and free Ultrafast 350M Broadband, it's ideal for students or working professionals. Enjoy modern comforts like double glazing, central heating, and no parking restrictions on the street. Secure this premium Selly Oak property today!

All Mason Knight Properties are fitted with a security alarm.

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

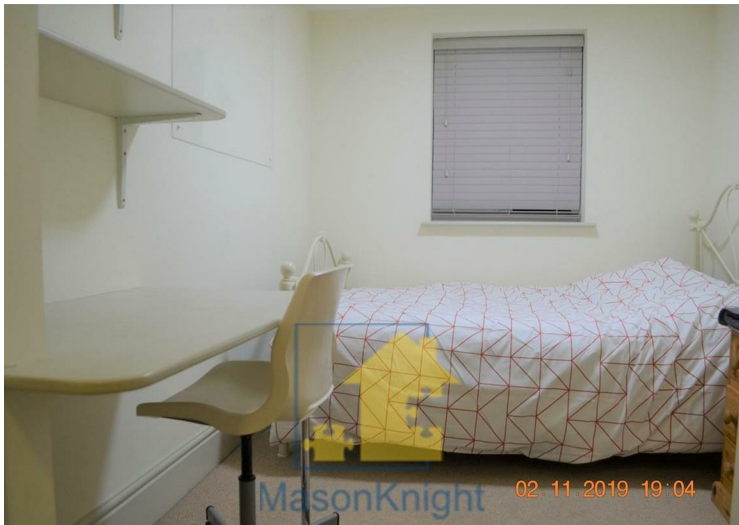
Please contact our MasonKnight Properties Office on 0121 472 5897 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating	
Current	Potential
67	85
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (38-54) 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
67	85
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A (81-91) B (69-80) C (55-68) D (38-54) 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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