



## 4322112s Raddlebarn Road, Selly Oak, Birmingham, B29 6HJ £2,123 Per Calendar Month



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

- Low Deposit
- 10-15 minutes' walk to South Gate of Campus
- 10 - 12 minutes' walk to mainline train service run from Selly Oak and Bristol Road
- 5 double bedrooms
- Fully Furnished
- 2 bathrooms
- Well-equipped kitchen
- Efficient Gas Central Heating
- Outdoor patio space for relaxation and barbecues
- Security Alarm
- Optional: Unlimited Bills Package for only £26.01 pppw
- Optional: Ultrafast 350mbps Internet for only £2.34 pppw

This spacious 5 double bedroom student house is located on Raddlebarn Road, Selly Oak. It offers convenience, being within walking distance to the mainline train service, Bristol Road, and the University's South Gate. The property features generously sized bedrooms, a well-equipped kitchen with essential appliances, and efficient gas central heating. With added security from burglar alarms and outdoor patio space for relaxation and barbecues, this student home combines practicality with comfort.

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!

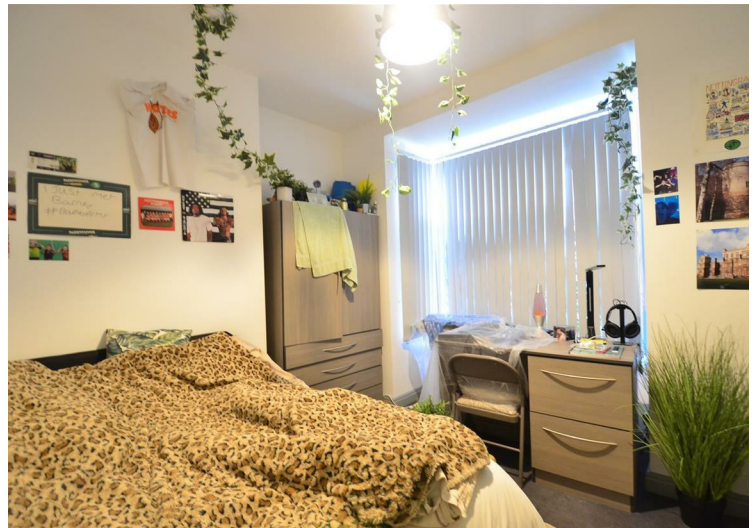
### Viewing

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  |           | Environmental Impact (CO <sub>2</sub> ) Rating  |           |
|---|-----------|---|-----------|
| Current   | Potential | Current   | Potential |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not energy efficient - higher running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
|   | 70        |   | 65        |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |           | <b>England &amp; Wales</b> 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.