



## 435758a Pershore Road, Selly Oak, Birmingham, B29 7PX

### £1,776 Per Calendar Month



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

- 20-30 minutes walk to University of Birmingham.
- 2 minutes from local shops and restaurants.
- Close proximity to the New Dental School.
- Spacious double bedrooms with new beds.
- Well-equipped kitchen.
- Modern bathroom plus separate toilet.
- Secure with gas central heating and alarms.
- Optional: Unlimited Bills Package for only £26.01 pppw
- Optional: Ultrafast 350mbps Internet for only £2.34 pppw

This student house on Pershore Road in Selly Oak offers both convenience and comfort. With its prime location within walking distance of the South Gate of Campus, local shops, and a bustling main road filled with various shopping and dining options, it's an excellent choice for students. The property features five generously sized double bedrooms, all furnished with new beds and high-quality orthopedic mattresses, ensuring a restful night's sleep. Plus, with amenities like a well-equipped kitchen, cozy living area, gas central heating, and security systems in place, it provides a hassle-free and secure living experience for students.

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.



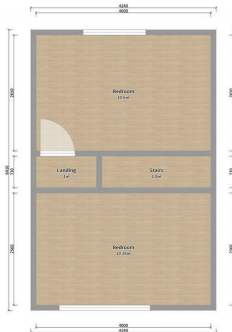




Pershore Road Ground Floor



Pershore Road First Floor



Pershore Road Second Floor



Energy Efficiency Rating		Current	Potential
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		54	79
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		
(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		54	79
EU Directive 2002/91/EC			



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