



## 3 St Edwards Road, Selly Oak, Birmingham, B29 7DH £955 Per Calendar Month



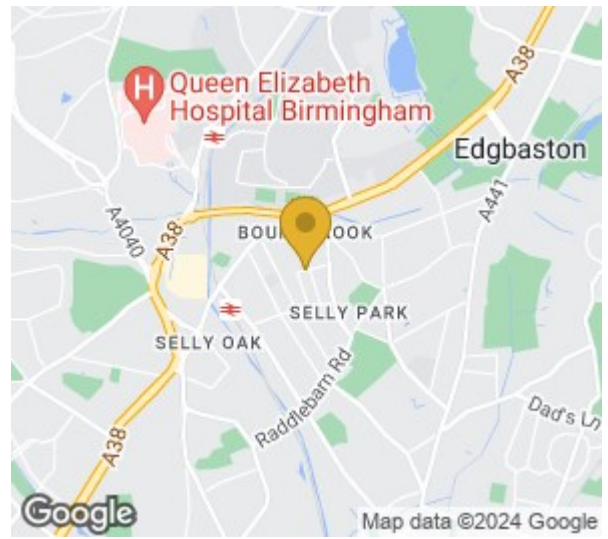
- Prime Location in Selly Oak
- Spacious 1 Double Bedroom Apartment
- Modern High-Quality Decor
- Well-Equipped Kitchen and Bathroom
- Large Lounge with TV/Telephone Points
- Ample Storage Space in the Bedroom
- Access to a Large Enclosed Communal Garden
- Off-Street Parking Space
- Efficient Double Glazing Throughout
- Private Intercom and Integrated Fire Alarm Systems
- Just a 5-Minute Walk to South Gate of University and Local Amenities



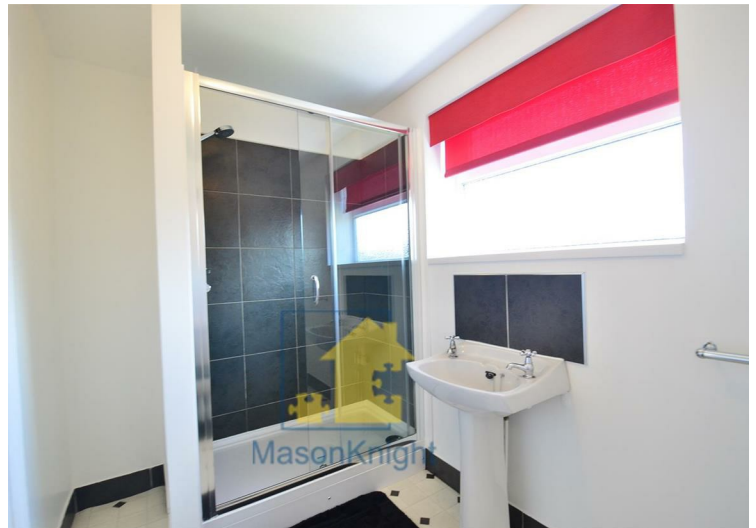
### Viewing

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 (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	79	63	84
England & Wales		England & Wales	
EU Directive 2002/91/EC		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.