



## gfrgh45 Lodgehill Road, Selly Oak, Birmingham, B29 6NG

### £114 Per Week

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2025/2026 ACADEMIC YEAR Newly Refurbished Student Accommodation Suitable for Students and Professionals

AVAILABLE: SEPTEMBER 2025  
 15 mins walk to University Of Birmingham Campus  
 10 minutes walk to Bristol Road  
 Close to Selly Oak Train Station  
 Five Double bedrooms  
 Fully Furnished  
 Two Modern Bathrooms  
 New Central Heating System  
 Off road parking  
 Security Alarm  
 LOW DEPOSIT: £400/person (based on a group of 5 people)  
 Available: Bills Package for only £26.01 per person per week

Newly refurbished 5 double bedroom student house on Milner Road, Selly Oak. Featuring spacious accommodation with an open plan kitchen-lounge space and two modern bathrooms. Conveniently located within walking distance to the University, Selly Oak train station, and Bristol Road shopping.

Don't let this opportunity slip through your fingers!  
 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.





The floor plan shows a rectangular layout. At the top left is a Kitchen/Living/Dining area with a fireplace on the left wall and a bay window on the right. To its right is a Shower Room. Below the Kitchen/Living/Dining area is a Bedroom with a fireplace on the left wall and a bay window on the right. To the right of this Bedroom is a CPD (Closet/Pantry/Dressing) area. At the bottom right is another Bedroom with a bay window. A central hallway provides access to all rooms. There are four circular symbols labeled 'SD' (Storage) located in the Kitchen/Living/Dining area, the top Bedroom, the bottom Bedroom, and the central hallway.

**Kitchen/  
Living/  
Dining  
area**  
6.53m x 3.52m  
(21'5" x 11'7")

**Shower Room**

**Bedroom**  
3.13m x 2.33m  
(10'3" x 7'8")

**CPD**

**Bedroom**  
3.91m (12'10") max  
x 3.56m (11'8")

**Bedroom**  
3.69m x 3.38m  
(12'1" x 11'1")

**Bathroom**

**Landing**

**Bedroom**  
3.95m x 3.13m  
(13' x 10'3")

**Bedroom**  
2.64m x 2.39m  
(8'8" x 7'10")

CPD

SD

SD

SD

CPD

A map of the Bournbrook area in Birmingham, UK. A yellow location pin is placed on the A38 road, just north of Selly Oak. The map shows the A4040 road to the north, the A38 road running diagonally, and the A447 road to the east. Key locations labeled include BOURNBROOK, SELLY PARK, SELLY OAK, and STIRCHLEY. Roads shown include Swarthmore Rd, Raddlebarn Rd, and Cob Ln. The Cadbury World logo is visible in the bottom right. The Google logo is in the bottom left. Map data is attributed to ©2025 Google.

### Energy Efficiency Rating

Rating	Current	Potential
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		

Current: 61 Potential: 79

### Environmental Impact (CO<sub>2</sub>) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not environmentally friendly - higher CO2 emissions		

Current: 53 Potential: 74



201B Tiverton Road, Selly Oak, West Midlands, B29 6DB  
T. 0121 472 5897 | E. [contact@masonknightproperties](mailto:contact@masonknightproperties)  
W. [masonknightproperties.co.uk](http://masonknightproperties.co.uk)