



## 45 Manilla Road, Selly Oak, Birmingham, B29 7PZ

### £89 Per Week



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

- 15-18 mins walk to South Gate of Campus
- 2 mins walk to local shops
- 1 min walk to main road with shopping, dining, and leisure facilities
- Spacious 5 double bedrooms
- 2 modern bathrooms
- Well-equipped kitchen
- Efficient central heating
- Security alarm system
- LOW DEPOSIT: £400/person (based on a group of 5 people)
- Available :Bills Package for only £26.01 per person per week

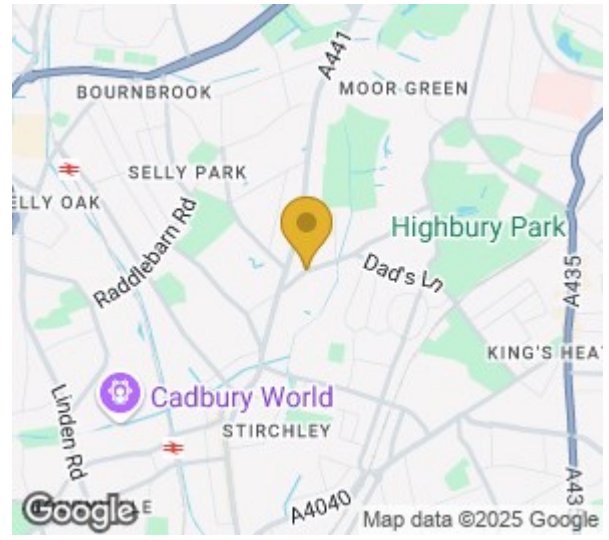
This impressive property on Manilla Road offers an ideal location, just a short walk from the South Gate of Campus and local shops, making it perfect for students or professionals. The well-proportioned house features 2 modern bathrooms, a fully equipped kitchen with 2 fridge freezers, a new washing machine, and a dishwasher for convenience. A comfortable lounge and dining area provide ample space for relaxation, while the 5 superbly sized double bedrooms come with new beds and orthopedic mattresses. The property is double glazed, centrally heated, and alarmed for added security, and it enjoys the benefit of no parking restrictions on the street.

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!

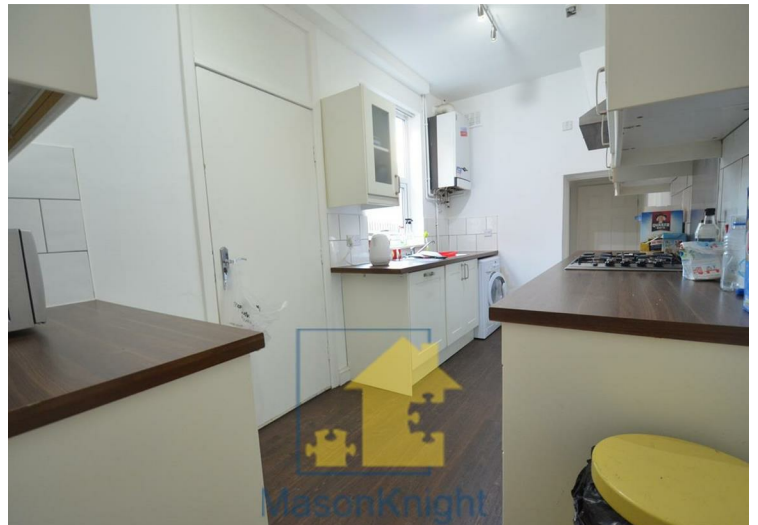
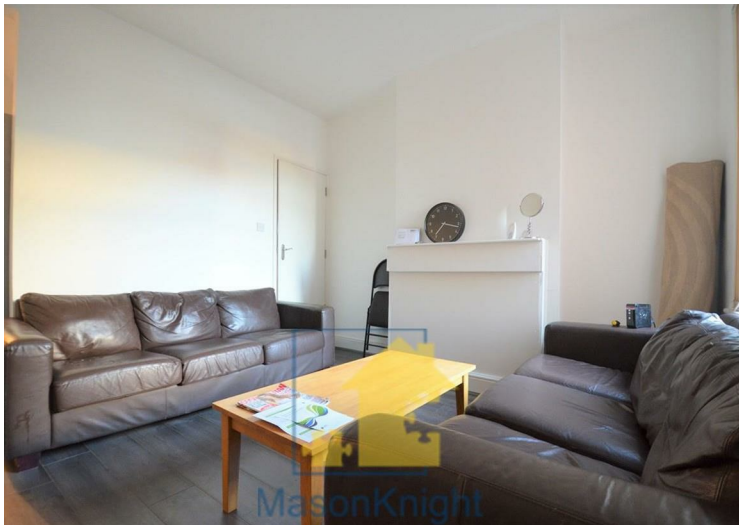
### Viewing

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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(38-54) <b>E</b>			(38-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>81</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>76</b>



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