



## 40 Crouch Court, 6 Tanners Way, Selly Oak, Birmingham, B29 6GU £995 Per Month



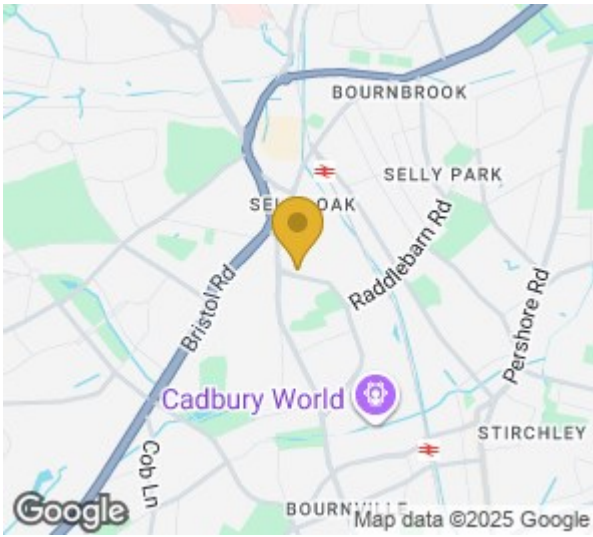
2026/2027 ACADEMIC YEAR LUXURY STUDENT PROPERTY -- IDEAL FOR A COUPLE OR PHD STUDENTS

- One Bedroom Apartment
- Spacious Accommodation
- Modern and Open Plan
- Washing Machine
- Oven and Electric Hob
- Open plan kitchen living area

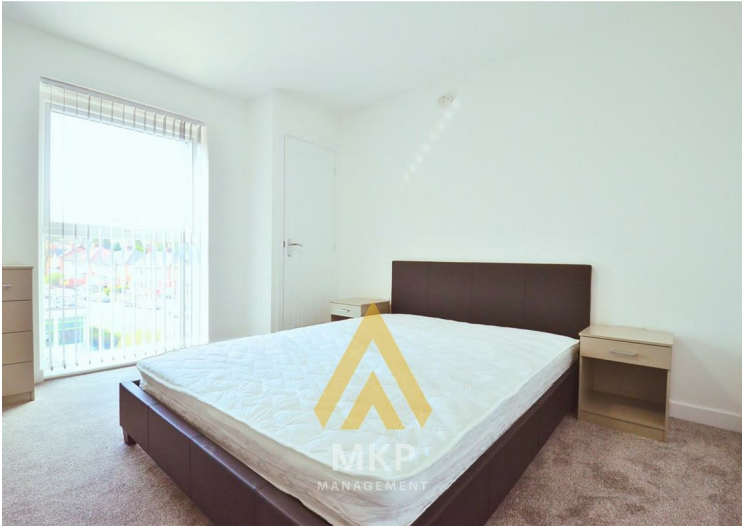
Discover this inviting student property, available from 30/06/2026. The accommodation features an open-plan living area with a Borsch-equipped kitchen, a cozy lounge space, and a modern bathroom with a captivating view of the University and City Centre. Located in the main student area within walking distance of the University of Birmingham, this prime student spot offers easy access to Selly Oak Train Station, A38 bus routes, as well as nearby bars, restaurants, and retail. Please note that showroom furniture is included in the photos, and the property will be furnished with high-quality solid wood furniture. Don't miss the chance to make this your new home!

### Viewing

Please contact our MKP MANAGEMENT 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 |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         |           | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (38-54) E                                   |         |           | (38-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                             | 83      | 83        |                                                                 | 44      | 48        |
| 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.