



## 35d Warwards Lane, Selly Oak, Birmingham, B29 7QX

### £1,630 Per Calendar Month



2026/2027 ACADEMIC YEAR Spacious Student Accommodation Suitable for Students and Professionals

15 mins walk to University Of Birmingham Campus  
8-10 minutes' walk to mainline train services, Bristol Road shopping, and dining  
4 Double Bedroom Student House  
Walk to Selly Oak Train Station  
Spacious Bedrooms with Quality Furniture  
Modern Kitchen and Comfortable Living Room  
Well-Maintained Garden for Relaxation  
Gas Central Heating  
Security Alarm  
LOW DEPOSIT: £400/person (based on a group of 4 people)  
Available : Rent with Built-in Unlimited Bills Package for only £127.90 per person per week

Spacious 4 Double Bedroom Student House on Warwards Lane, Selly Oak, available for both students and working professionals. This well-maintained property features comfortable and generously sized bedrooms, a modern kitchen, and a cozy living room with leather sofas. The house also boasts a lovely garden for relaxation. It's conveniently located within walking distance of Selly Oak Train Station, and each bedroom is furnished with quality furniture. With gas central heating and alarm systems, this house offers both comfort and security for its residents.

Don't miss your chance to view this exceptional property. Schedule a viewing by appointment only with MKP Management. Your dream home in Selly Oak awaits!

#### Viewing

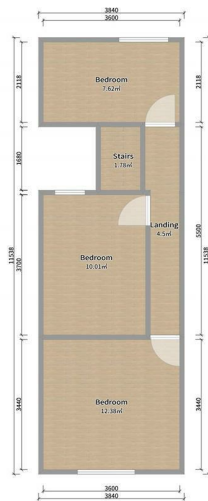
Please contact our MKP MANAGEMENT Office on 0121 472 5897 if you wish to arrange a viewing appointment for this property or require further information.







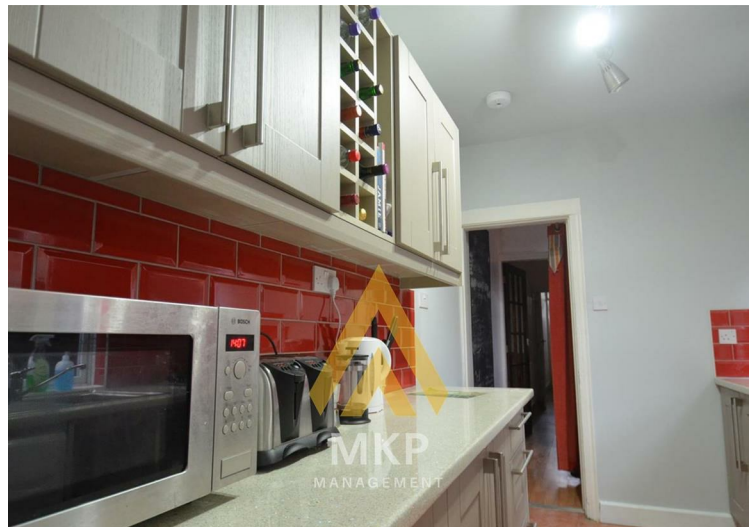
Warwards Lane Ground Floor



Warwards Lane First Floor



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		
England & Wales	EU Directive 2002/91/EC	83	England & Wales	EU Directive 2002/91/EC	87



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