



## 10 CARLYLE ROAD GROUND FLOOR BEDROOM EDGBASTON, B16 9BJ

£455 PER WEEK

A spacious double bedroom is available in a friendly 7-bed, 2-bath shared house on Carlyle Road, B16 Edgbaston. The house has a professional but welcoming atmosphere and is suitable for both working professionals and students looking for a comfortable, well-maintained home.

The property features generous communal spaces, including a large shared kitchen fully equipped with two ovens, two hobs, two sinks, and two washing machines, making it easy for everyone to cook and live comfortably. There's also a bright living room that's ideal for relaxing or socialising with housemates.

The double bedroom is fully furnished with a bed, wardrobe, and desk — ready for you to move straight in. Two clean and modern bathrooms are shared between the household, and the property benefits from a large rear garden, perfect for enjoying in warmer weather.

THE  
STUDENTS  
QUARTER.

10 Carlyle Road, Birmingham B16 9BJ

- Fire Door
- Emergency Lighting Unit
- Combined Smoke Detector and Sounder
- Combined Heat Detector and Sounder
- Carbon Monoxide Detector
- Fire Blanket
- Washing Machine
- Dishwasher
- Tumble Dryer
- Fridge Freezer
- Oven
- Central Heating Boiler

Plan made 06/11/2023  
Scale 1:100



Floor Plan Disclaimer: This floor plan is provided as a guide to room layout only, and is not to scale. All measurements and floor plan details are for information purposes only, and do not form any part of offer or contract. We make no warranties or representations, express or implied, as to the accuracy of this rendering. Independent property size verification is recommended.

All fire safety features indicated on the plan were present at the property at the time of inspection. It has been presumed that they are all in working order but it is advised to do your own formal testing before entering into any contract.

This floor plan was provided by [www.EPCfloorplanBirmingham.co.uk](http://www.EPCfloorplanBirmingham.co.uk)



| Energy Efficiency Rating                    |  | 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>                            |  | <b>56</b>               |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Guaranteed Rents  
1 Harold Road  
Birmingham  
West Midlands  
B16 9DN

0121 454 1444  
info@thestudentsquarter.co.uk  
<http://thestudentsquarter.co.uk>

