



## 9 Selly Oak Road

Bournville, Birmingham, B30 1LR

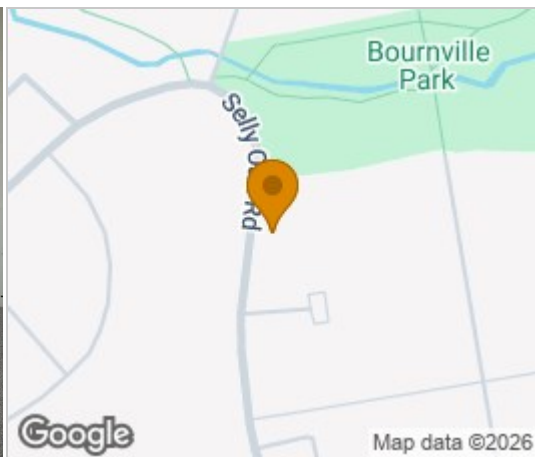
£1,463 Per Month



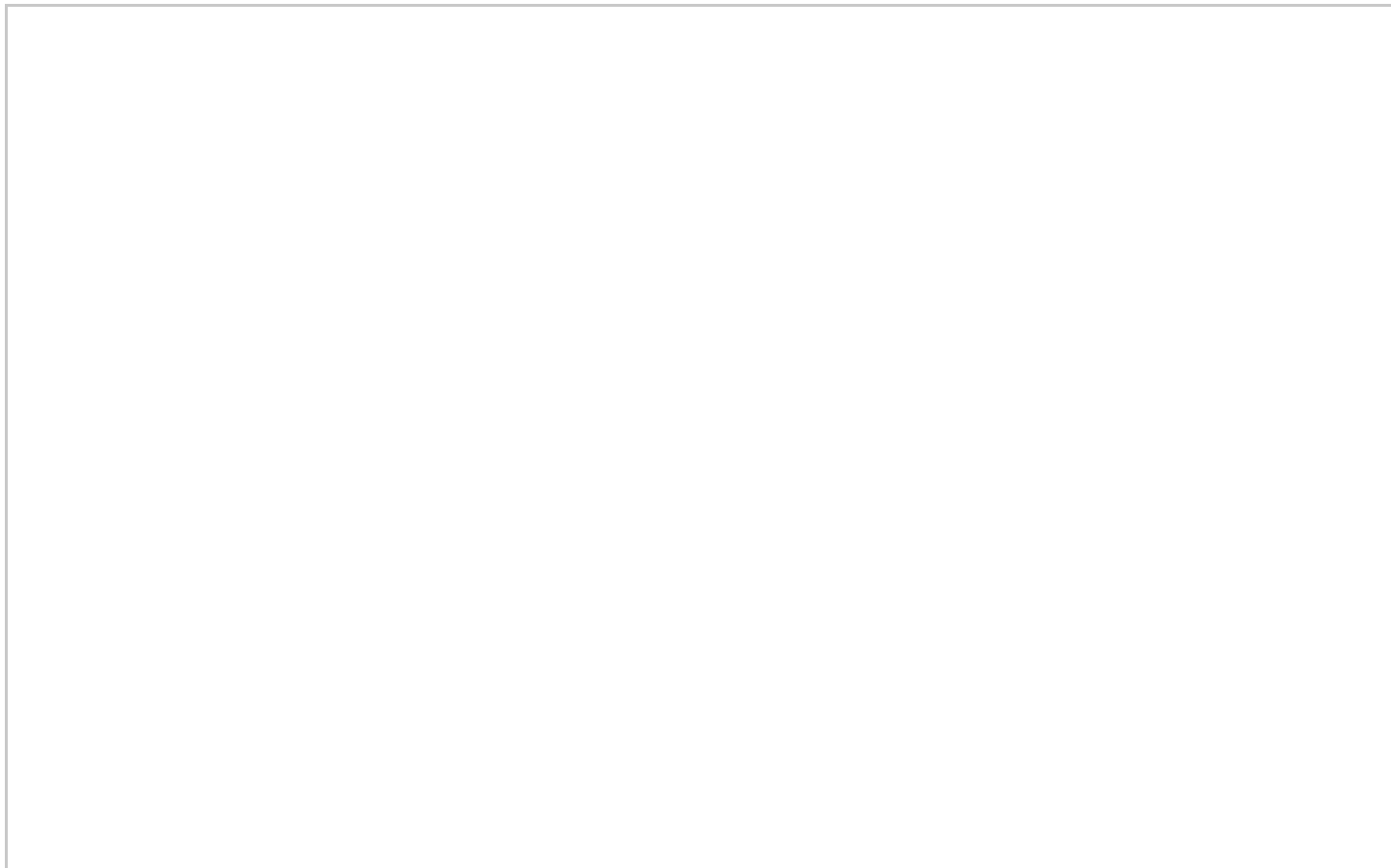
**\*STUNNING THREE BEDROOM PERIOD HOME IN PRIME BOURNVILLE LOCATION!\* DON'T MISS OUT!!\*** This is a superb period semi-detached home in the heart of Bournville which we are delighted to offer for let. Offering excellent access to the nearby well renowned schools and local shopping facilities as well as the transport links to nearby University of Birmingham, QE Hospital and City Centre the accommodation offered briefly comprises; fore garden and driveway, entrance hallway, front reception room, rear reception room, kitchen with white goods, downstairs family bathroom, beautiful large rear garden, outside WC and storage outhouse. The upstairs offers; main double bedroom , second double bedroom with a built in storage cupboard and a further single good sized single bedroom. To arrange a viewing of this delightful property, contact our Lettings Team or feel free to visit our website for further information. EPC Rating E, Council tax band D.







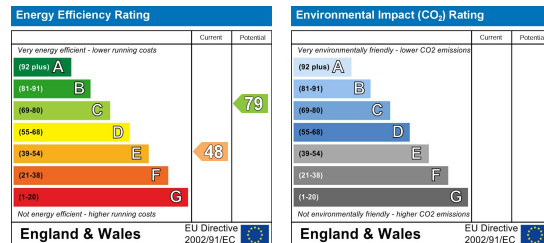
## Floor Plan



## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



### SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

#### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

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