



## 11 ALPORT CROFT BIRMINGHAM, B9 4PJ

£542 PER WEEK

Welcome to this charming mid-terrace house located by Birmingham City University in Birmingham, a prime area that offers both convenience and comfort. The house features a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings in. With four spacious bedrooms and two bathrooms, there is ample room for everyone to relax and unwind. There is also a spacious garden for those summer BBQs.

One of the standout features of this property is its affordability, particularly given its prime location. It is situated close to several universities, making it an excellent choice for students. The inclusion of all bills in the rental price adds to the appeal, providing a hassle-free living experience. For those who require parking, on-road parking is available, offering convenience for residents with vehicles. This mid-terrace house by Birmingham City University is a fantastic option for anyone looking for a spacious and affordable home in a prime location. With its close proximity to universities and all-inclusive bills, do not miss the chance to make this lovely property

THE  
STUDENTS  
QUARTER.

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Total Floor Area Approx: 103m<sup>2</sup>

- (FD) Fire Door
- (CO) Carbon Monoxide Detector
- (S) Combined Smoke Detector and Sounder
- (H) Combined Heat Detector and Sounder
- (EL) Emergency Lighting Unit
- (B) Fire Blanket
- (WM) Washing Machine
- (FF) Fridge Freezer
- (H) Central Heating Boiler

Plan made 02/06/2023

Scale 1:100



Ground Floor

First Floor

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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	
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

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