



**77 MARROWAY STREET**  
**BIRMINGHAM, B16 0AW**

**£1,395 PER WEEK**

2-BED STUDENT HOUSE – WHOLE HOUSE FOR TWO STUDENTS

This property is ideal for two students renting together who want a private house rather than a room-by-room let.

Living room

The house benefits from a well-proportioned shared living room, providing a comfortable space for relaxing and socialising together.

Kitchen

THE  
**STUDENTS**  
QUARTER.

77 Marroway Street, B16 0AW

Total Floor Area Approx: 78m<sup>2</sup>

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

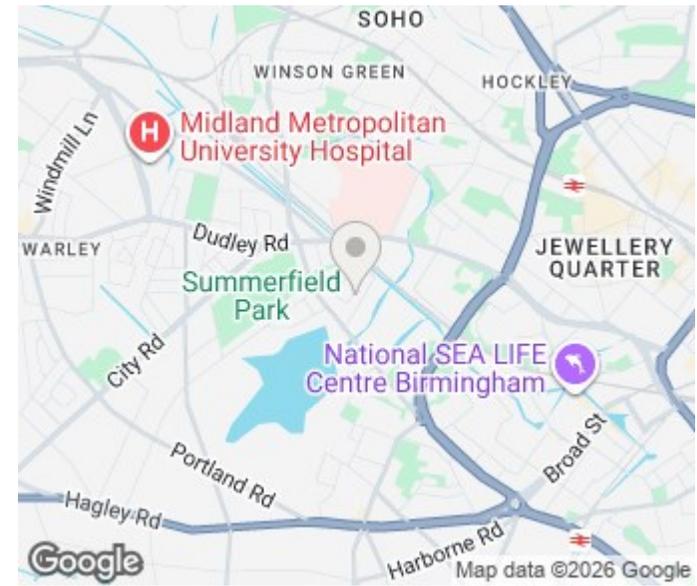
Plan made 06/06/2023  
Scale 1:100



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>                            |  | <b>62</b>               |           |
| (39-54) <b>E</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

Lettings  
1 Harold Road  
Birmingham  
West Midlands  
B16 9DN

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

