



## 19 ELDON ROAD BIRMINGHAM, B16 9DP

£520 PER WEEK

STUDENT HOUSE – IDEAL FOR A GROUP OF 3 STUDENTS

This property is ideal for a ready-made group of three students looking for a well-located house with excellent shared space and evenly sized bedrooms.

Currently being renovated

The house is undergoing renovation and will be refreshed and ready for the next group of tenants in July, offering an updated and well-presented living environment for the new academic year.

THE  
STUDENTS  
QUARTER.

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

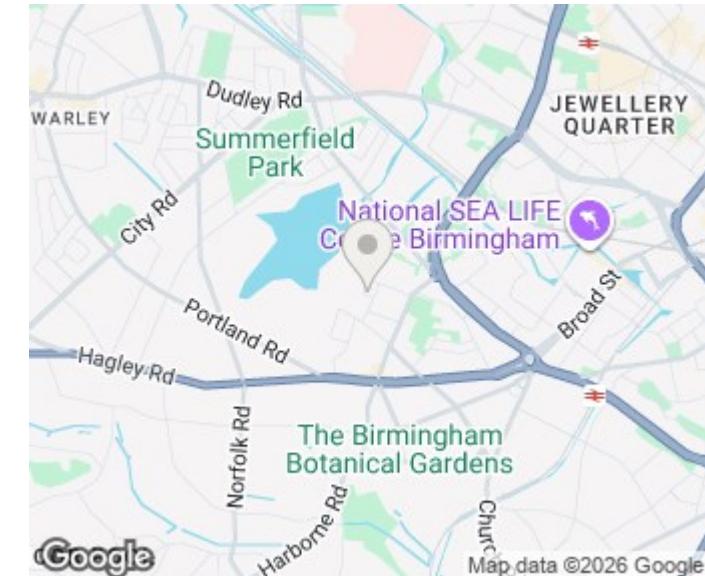
Plan made 07/02/2024  
Scale 1:100



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		54
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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](mailto:info@thestudentsquarter.co.uk)  
<http://thestudentsquarter.co.uk>

THE  
STUDENTS  
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