



**88 RESERVOIR ROAD  
EDGBASTON, B16 9DS**

**£412 PER WEEK**

STUDENT HOUSE – IDEAL FOR A GROUP OF 5 STUDENTS

This property is ideal for a ready-made group of five students looking for a very well-priced house in an excellent location by Edgbaston Reservoir.

Living space

The house benefits from a spacious shared living room, providing a practical space for the group to relax and spend time together.

Kitchen

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
- WM Washing Machine
- DW Dishwasher
- TD Tumble Dryer
- FF Fridge Freezer
- O Oven
- CHB Central Heating Boiler

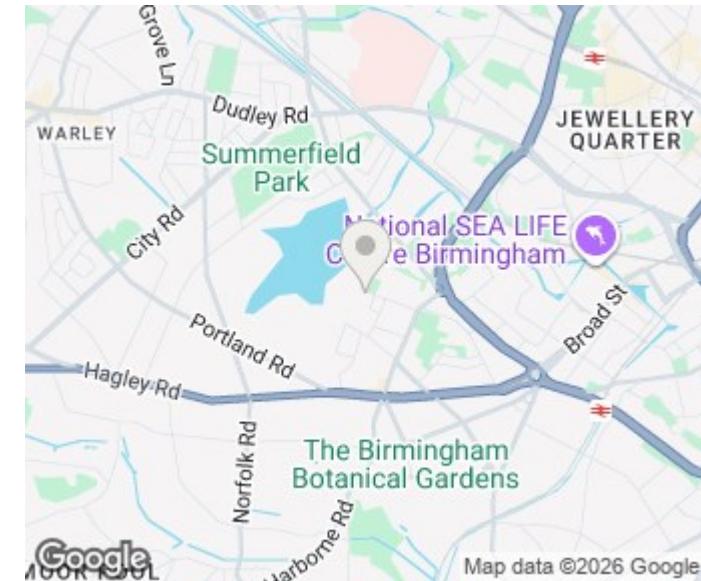
Plan made 04/01/2024  
Scale 1:100



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		52	
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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THE  
STUDENTS  
QUARTER.