



 **2**  
Bedrooms

 **1**  
Bathroom





## **Two Bedroom Flat – Bristol Road, Selly Oak, Birmingham, B29 6BQ**

Profectus Estates proudly present this well-presented two-bedroom flat situated in the heart of Selly Oak, offering spacious and convenient accommodation ideally suited to professionals, couples, students, or small families.

The property comprises a bright and welcoming living area, a fitted kitchen with ample storage and workspace, two generously sized bedrooms, and a modern bathroom. The accommodation benefits from excellent natural light throughout and is designed to provide comfortable, low-maintenance living.

Ideally located on Bristol Road, the property enjoys immediate access to a wide range of local amenities, including shops, supermarkets, cafés, restaurants, and excellent public transport links. The property is within easy reach of the University of Birmingham, Queen Elizabeth Hospital, Selly Oak Train Station, and Birmingham City Centre, making it a highly convenient location for both work and leisure.

Additional benefits include double glazing, efficient heating, and excellent connectivity to surrounding areas.

Early viewing is highly recommended to appreciate the accommodation and location on offer.

### **Key Features:**

- Two spacious bedrooms
- Bright and comfortable living area
- Modern fitted kitchen
- Contemporary bathroom
- Excellent Selly Oak location
- Close to local amenities and transport links
- Easy access to the University of Birmingham and Queen Elizabeth Hospital
- Suitable for professionals, couples, students, or small families
- Available now

Council Tax Band: A   EPC Rating: Was previously D now being re-assessed and will update shortly.



|                                                    |                           |                                                  |
|----------------------------------------------------|---------------------------|--------------------------------------------------|
| Bristol Road<br>Selly Oak<br>BIRMINGHAM<br>B29 6BQ | Energy rating<br><b>D</b> | This certificate<br>expired on: 19 February 2022 |
|                                                    |                           | Certificate number: 0190-2858-6622-9792-6075     |

|                  |                  |
|------------------|------------------|
| Property type    | Top-floor flat   |
| Total floor area | 56 square metres |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
 You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

