



**Connells**

Tiverton Road  
Selly Oak



## Property Description

A fantastic 4-bedroom HMO investment property situated in the heart of Selly Oak - one of Birmingham's most sought-after student rental locations. This well-configured student home is arranged over two floors and benefits from four double bedrooms, all designed to maximise rental potential in this consistently high-demand market.

Inside, the property features a welcoming living/lounge area, a fitted kitchen, ample space for shared student living and a family bathroom. Each bedroom offers comfortable, practical living space that appeals to students and sharers.

Externally, there is a rear garden - an added benefit for tenants - and the property is offered fully furnished and ready to let, helping minimise void periods and management turnaround. Located within a short walk of the University of Birmingham, Selly Oak Train Station, local shops and frequent bus routes, this investment provides convenient access to all major local amenities and transport links, supporting strong occupancy and rental demand year after year.

## Hallway

ceiling light point

## Bedroom 1

panelled radiator, bay window to front, wall light points, electrical points

## Lounge

window to rear, panelled radiator, ceiling light point, electrical points

## Kitchen

matching wall and base units, door and window to rear, ceiling light point, electrical points

## Bathroom

enclosed low flush WC, hand wash basin, full size bath and shower, panelled radiator, frosted window to side, ceiling light point

## Landing

ceiling light point

## Bedroom 2

window to rear, electrical points, ceiling light point, panelled radiator

## Bedroom 3

window to rear, sloped ceiling, ceiling light point, electrical points, panelled radiator

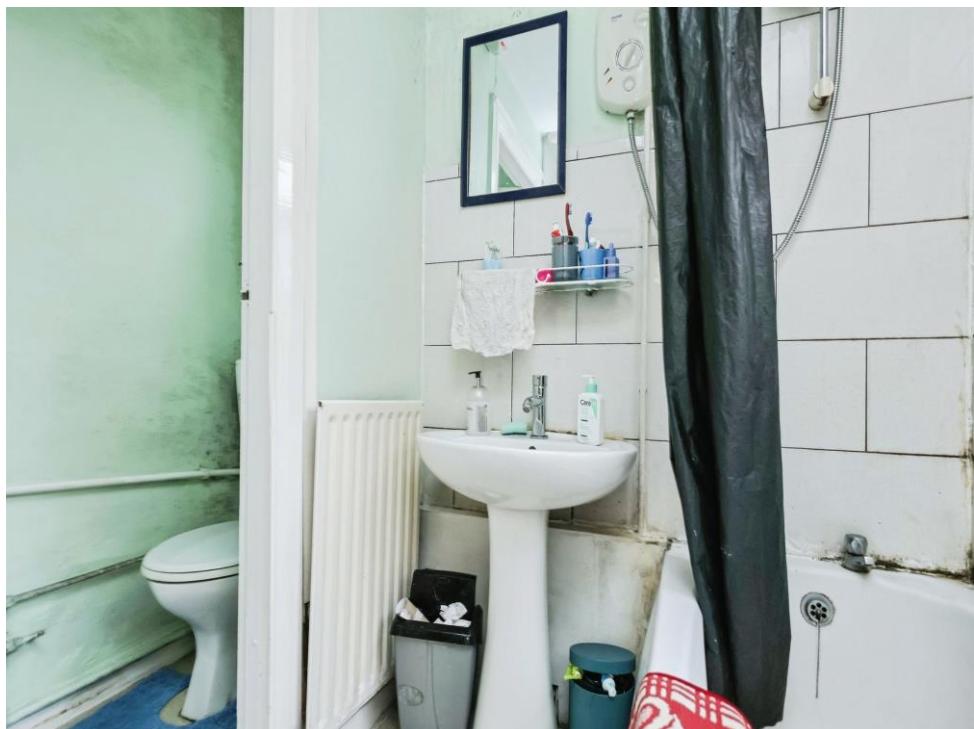
## Bedroom 4

panelled radiator, ceiling light point, window to front, storage cupboard, electrical points

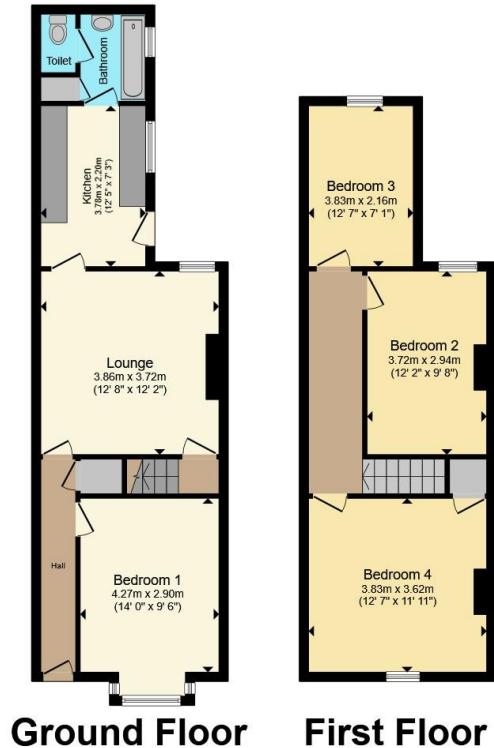
## Rear Garden

Huge potential extension at the back garden for property developers.









Total floor area 99.1 m<sup>2</sup> (1,067 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

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