



## Reservoir Road

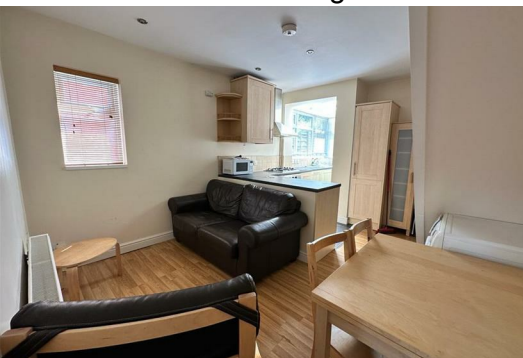
Selly Oak, B29 6ST

£1,170 Per Calendar Month



A well presented and modernised 3 bedroom property situated between Harborne and Selly Oak, in close proximity of the University, Medical School and local amenities (Selly Oak Retail Park). Let fully furnished and available from from 1 July 2023. EPC rating C.

The internal accommodation briefly comprises an entrance hallway, a downstairs double bedroom, open plan kitchen and living area and downstairs bathroom. The upstairs accommodation provides two very good sized bedrooms. Lawned garden to the rear and on street parking only.



OPEN PLAN KITCHEN AND LIVING ROOM  
With integrated hob, oven and extractor fan, integrated fridge and freezer, integrated washer/dryer and dishwasher.

BEDROOM ONE  
Rear facing double bedroom

BATHROOM

REAR GARDEN

STAIRS LEADING TO:

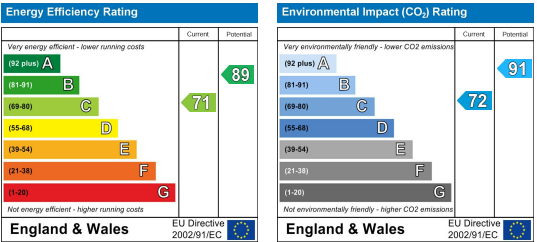
BEDROOM TWO  
Front facing double bedroom with separate study area

BEDROOM THREE  
Rear facing double bedroom

Area Map



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.