



## Dawlish Road

, Birmingham, B29 7AH

**Rental £128 Weekly**  
3 bedroom House Share available 02 July 2025

3 Ashby Square, Loughborough, , LE11 5AA  
[birmingham@loc8me.co.uk](mailto:birmingham@loc8me.co.uk)

**01509 239099**

### Opening Times

Mon Closed; Tues Closed  
Wed Closed; Thurs Closed  
Fri Closed; Sat Closed; Sun Closed

\* Furnished

### Situation

3 rooms still available in 7 bed student house in Selly Oak £130 inclusive per person per week  
Property reference: 3719 EPC: C  
Council tax band: B Recently Refurbished: This house has undergone a meticulous renovation to provide top-tier student living.  
Spacious Living Area: The open-plan kitchen and living area is generously proportioned, making it ideal for socializing and creating lasting memories.  
Contemporary Bathrooms: Three large and contemporary bathrooms ensure comfort and convenience for all residents.  
Bedroom Entertainment: Each bedroom is equipped with its own TV for individual enjoyment.  
Ideal Location: Nestled in a sought-after student locale, this property offers proximity to universities, transportation, and local amenities.  
Outdoor Retreat: The expansive garden is a haven for social gatherings, outdoor study sessions, and relaxation. Get in contact today to secure your viewing!

### Accommodation

All measurements are approximate.

### Directions

A8765 (Fixed to the garden wall, it's the single key). Master key located at 3 Carlyle Road. The key code is B6931 on the right hand side.

### Further Information

The deposit required is £1,050

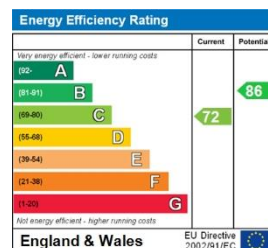
The bills included in the rent are Electricity, Gas and Water

The landlord is willing to rent this home to Student

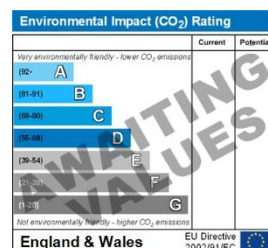
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-14574

Creation Date: 17/05/2025

#### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Orange Living Limited, 2025. Orange Living Limited Registered in England No. 06537787