



# Bywater House

, Birmingham, Edgbaston, B16 9AU

## Rental £180 Weekly

1 bedroom Studio available 01 September 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

Step into the world of ultimate convenience and desirability with Bywater House, a place where luxury meets practicality. Your ground floor large studio is not just a home; it's a haven of modern living in one of Birmingham's most coveted neighbourhoods. This self-contained luxury studio flat has been meticulously designed to provide you with everything you need for comfortable and stylish living. It boasts a fitted kitchen unit complete with modern appliances, such as a hob, microwave oven, and a fridge with a freezer box. Preparing meals becomes a breeze, and you can dine in style. Step outside to the impressive communal garden, a vast space that's a true rarity in urban living. This serene oasis invites you to relax, socialise, and enjoy the outdoors. It's a place where you can escape the city's hustle and bustle without leaving your doorstep. Bywater House ensures your peace of mind with secure bike storage and an entry system for building security. On-site laundry facilities make daily chores easy and convenient. Your rent includes gas, water, electricity, and internet. No more juggling utility payments – it's all sorted for you. Focus on what matters most, whether it's your studies or your career. The university is just a short distance away, making your academic journey stress-free and efficient. No more long commutes; everything you need is within reach. This is not just a place to live; it's a place to thrive. Secure your spot in this remarkable ground floor large studio and experience the desirability of the area, the proximity to the university, and the luxurious living of Bywater House in Edgbaston, Birmingham. Your dream living Property Ref: inst-19870

All measurements are approximate.

### Further Information

The deposit required is £150

The landlord has requested to include Rent to include gas, water, electric, tv licence and wifi which is capped at £60 per week.

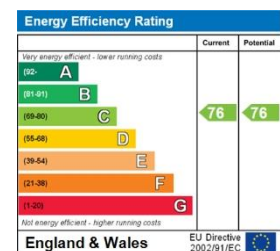
The bills included in the rent are Electricity and Water

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

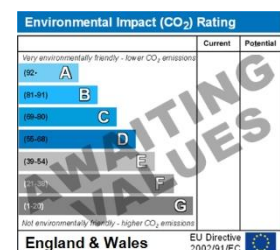
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

### 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. The higher the rating the more environmentally friendly the home is and the lower the carbon dioxide emissions will be.  
Creation Date: 08/09/2024

### 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, 2024. Orange Living Limited Registered in England No. 06537787