



Reservoir Road

, Edgbaston, Birmingham, B16 9EG

Rental £123Weekly
5 bedroom House available 02 July 2025

3 Ashby Square, Loughborough, , LE11 5AA
birmingham@loc8me.co.uk

01509 239099

Opening Times

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

* Furnished

Situation

£123 inclusive per person per week
Property Reference - 4929 EPC Rating - E Council Tax Band - B Well-Equipped Kitchen: A fully equipped kitchen awaits your culinary adventures. You'll find modern appliances, ample counter space, and plenty of storage, making meal preparation a breeze. Expansive Living Area: The open-concept living area is perfect for socializing, studying, or movie nights with friends. Large windows allow natural light to flood the space, creating a warm and inviting atmosphere. Outdoor Oasis: Enjoy the tranquility of your own outdoor space. The property boasts a private garden where you can relax, barbecue, or simply soak up the sun. Multiple Bathrooms: No more waiting in line! With multiple modern bathrooms, you and your housemates will have all the convenience you need. Prime Location: Reservoir Road offers the best of both worlds – a peaceful residential setting and easy access to local amenities, public transportation, and your university campus. Fully Furnished: This property comes fully furnished, so you can move in and start enjoying student life right away.

Accommodation

All measurements are approximate.

Directions

Room 1 C0423Z Room 2 C1238Z
Room 3 C0412Z Room 4 C0469Z
Room 5 C05X98 4216 key safe
Master key located at 3 Carlyle Road. The key code is B6931 on the right hand side.

Further Information

The deposit required is £750

The landlord has requested to include The rent is to include gas, water, electric, tv license and wifi capped at £25 per person per week.

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 (CO₂) emissions.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92-100) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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.

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| A (92-100) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the more environmentally friendly the home is and the lower the carbon bills will be.
Creation Date: 21/06/2025

Property Ref: inst-21380

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