

101 Dawlish Road, Selly Oak, Birmingham, B29 7AF



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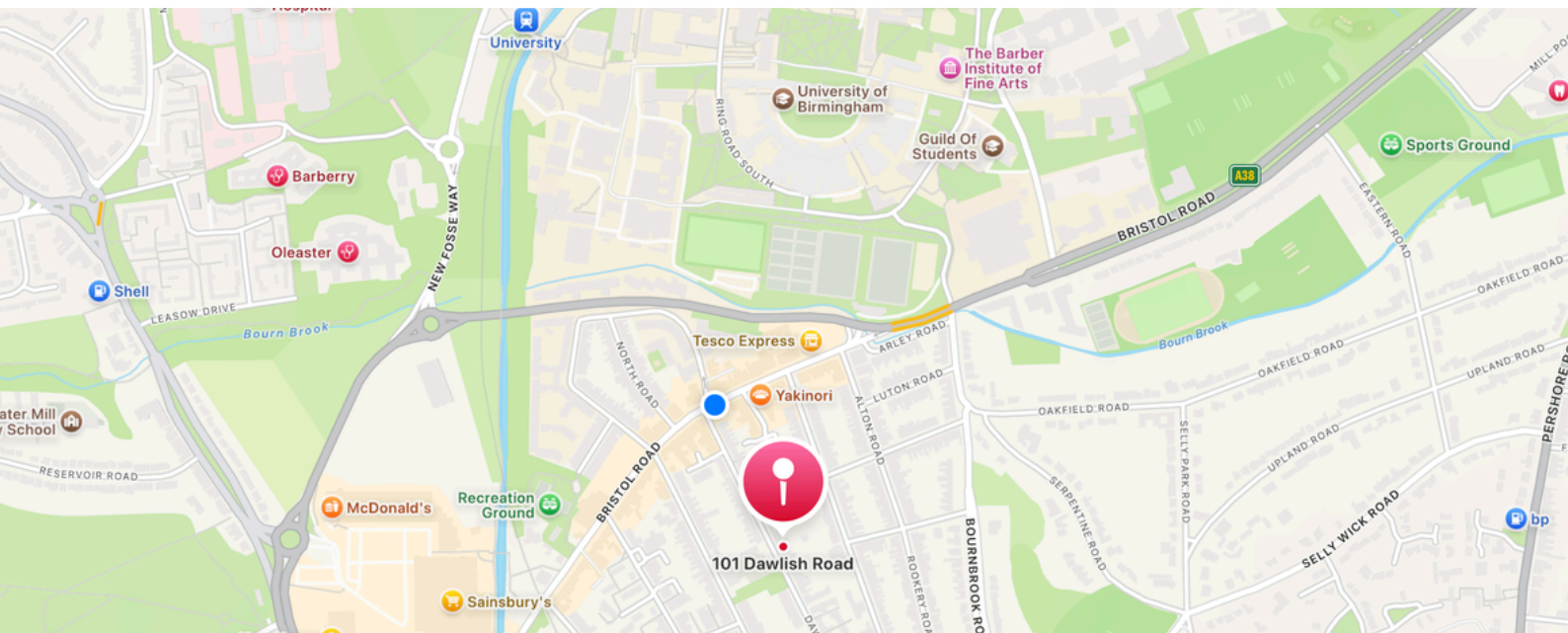
About this Property

House Hunt presents 101 Dawlish Road, a premium 6 ensure property perfect for modern living. The open-plan kitchen and living area are thoughtfully designed, featuring stylish spotlights, sleek tiled flooring, and a skylight that floods the space with natural light. A large island provides ample workspace, while modern appliances and a cozy LED fireplace add both functionality and ambiance. Each bedroom is fully furnished with contemporary decor and includes a spacious en-suite bathroom, offering comfort and privacy.



Key Features:

- Prime Location: Short walk to the University of Birmingham and local amenities.
- 6 Bedrooms: Fully furnished with ample storage.
- Open-Plan Lounge Area: Perfect for socialising and relaxation.
- Fully Equipped Kitchen: Modern appliances and generous storage.
- Transport Links: Walking distance to local transport and Selly Oak Train Station.
- Ideal for Students: Convenient and comfortable living for university students.



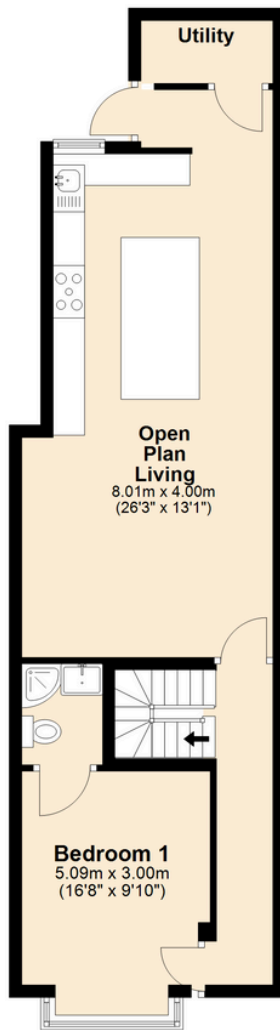
Floor Plan



**HOUSE
HUNT**

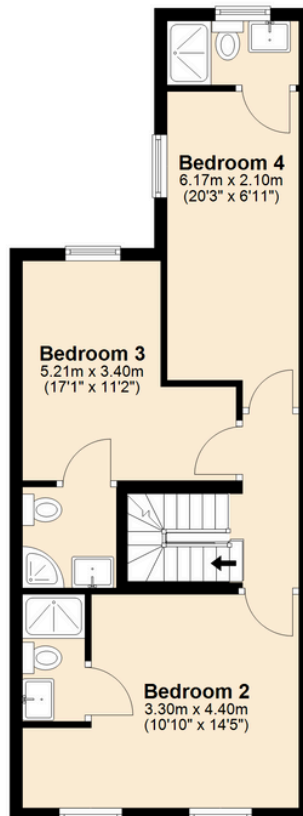
Ground Floor

Approx. 52.2 sq. metres (562.2 sq. feet)



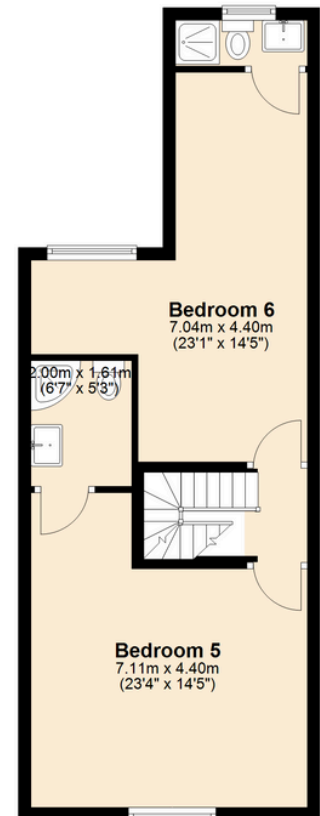
First Floor

Approx. 42.5 sq. metres (457.6 sq. feet)



Second Floor

Approx. 43.0 sq. metres (462.5 sq. feet)



Total area: approx. 137.7 sq. metres (1482.3 sq. feet)

101 Dawlish Road

EPC

101 Dawlish Road BIRMINGHAM B29 7AF		Energy rating C
Valid until	Certificate number	
3 April 2033	2518-1003-3277-4747-4204	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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