

# ***21 Rookery Road, Selly Oak, Birmingham, B29 7DG***



6



3



D

## **About this Property**

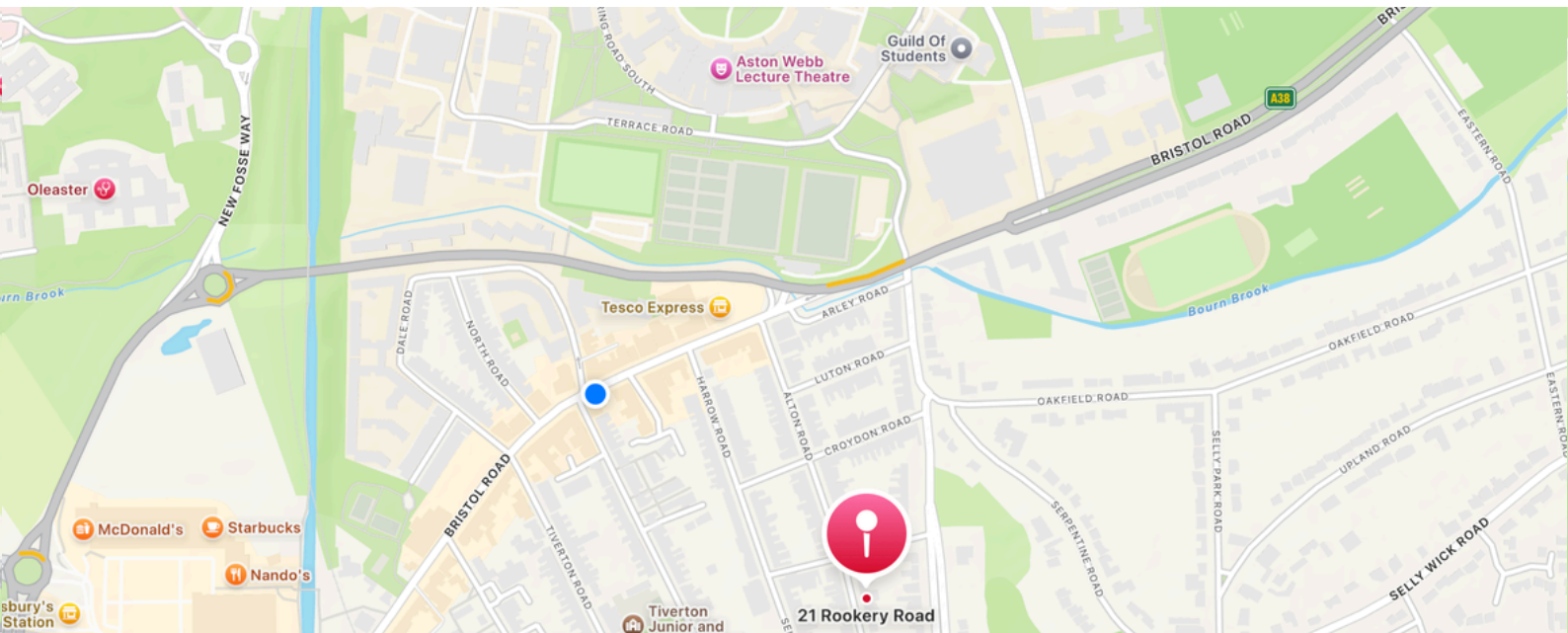
Introducing this modern 6-bed student house, ideally located near the University of Birmingham and Bristol Road. Each double bedroom is fully furnished with study space and storage. The property features three stylish bathrooms, a modern kitchen, and a bright lounge opening onto a private garden. With fresh furnishings, double glazing, and gas central heating, this home offers comfort, convenience, and the perfect student living experience.





**Key Features:**

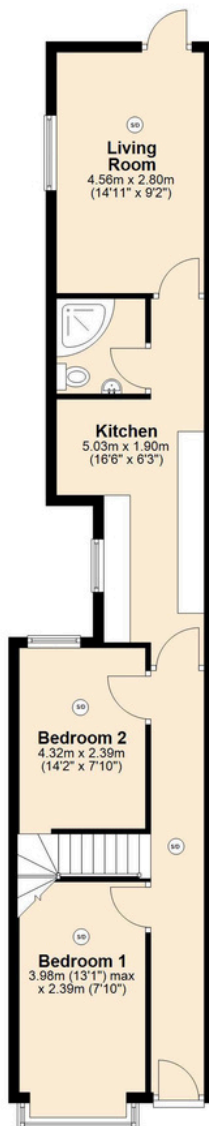
- 6 Spacious Bedrooms: Each fully furnished with a bed, desk, and ample storage.
- 3 Modern Bathrooms: Includes a walk-in shower and a corner bath for added comfort.
- Lounge Area: Bright communal space opening onto a private garden, ideal for socialising.
- Fully Equipped Kitchen: Modern design with quality appliances and plenty of storage.
- Prime Location: Just a short walk to the University of Birmingham, Bristol Road, shops, and transport links.
- Fresh Décor: Recently updated with stylish furnishings and modern finishes.
- Comfortable Living: Double glazing and gas central heating throughout



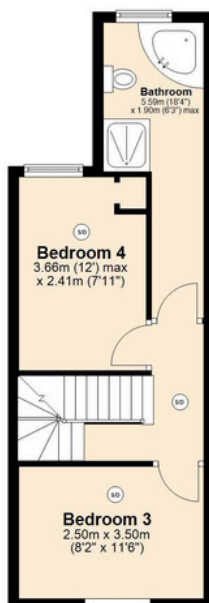
## Floor Plan



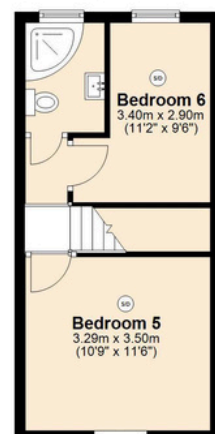
**Ground Floor**  
Approx. 58.8 sq. metres (632.7 sq. feet)



**First Floor**  
Approx. 33.4 sq. metres (359.9 sq. feet)



**Second Floor**  
Approx. 27.9 sq. metres (300.8 sq. feet)



Total area: approx. 120.2 sq. metres (1293.4 sq. feet)  
**21 Rookery Road**

## EPC

21, Rookery Road Selly Oak BIRMINGHAM B29 7DG		Energy rating <b>D</b>
Valid until	Certificate number	
23 April 2027	0151-2819-7448-9323-4655	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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