



**62 Selby Close
Birmingham, B26 2AR
£895 PCM**

A recently refurbished first floor maisonette situated in a quiet cul-de-sac on one of Yardley's popular roads. Ideal for tenants seeking a comfortable and conveniently located home, the property offers a spacious lounge/diner, fitted kitchen, two generously sized double bedrooms, and a family bathroom. Close proximity to local shops, everyday amenities, and excellent transport links.

The property is set back from the road with pathway leading to entrance door with stairs leading to first floor accommodation.

Lounge

16'0" x 10'9" (4.9m x 3.3m)

Kitchen

9'10" x 8'6" (3.0m x 2.6m)

Bedroom One

13'1" x 9'6" (4.0m x 2.9m)

Bedroom Two

11'5" x 9'6" (3.5m x 2.9m)

Bathroom

5'10" x 5'2" (1.8m x 1.6m)

Additional Information

Services:

Mains electricity, water and drainage are connected to the property.

Council Tax:

Birmingham City Council - Band A

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

For more information visit: <https://checker.ofcom.org.uk/>

Viewing:

Strictly by appointment only, through Earle's on 01564 794 343

A holding deposit is required equivalent to 1 weeks rent.

A dilapidations deposit is applicable, equivalent to 5 weeks rent - this will be registered through the DPS (www.depositprotection.com).

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Energy Efficiency Rating

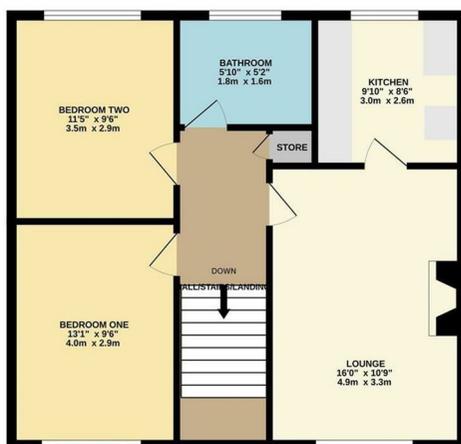
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of which, wherever shown, are for guidance only and should not be relied upon for any purpose other than a general impression. The services, systems and appliances shown here are not intended and no guarantee is given. © Earles Group 2026

