

### Ground Floor

Approx. 55.4 sq. metres (596.3 sq. feet)



### First Floor

Approx. 29.0 sq. metres (312.5 sq. feet)



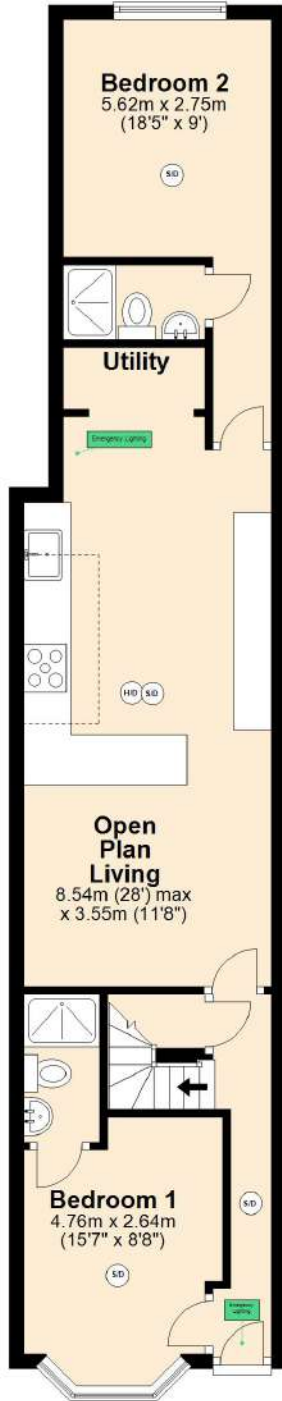
### Second Floor

Approx. 28.7 sq. metres (308.7 sq. feet)

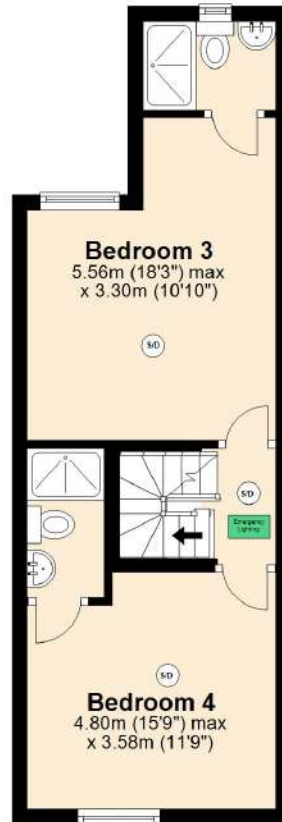


Total area: approx. 113.1 sq. metres (1217.5 sq. feet)

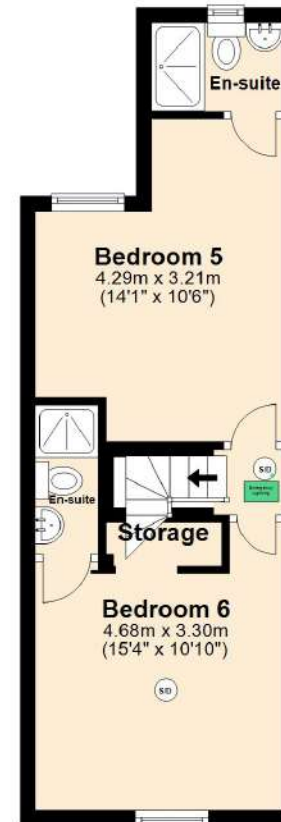
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**135 Dawlish Road, Selly Oak**