





# Aero Way, Cofton Hackett, Birmingham, B45 8GT

Offers Over £465,000

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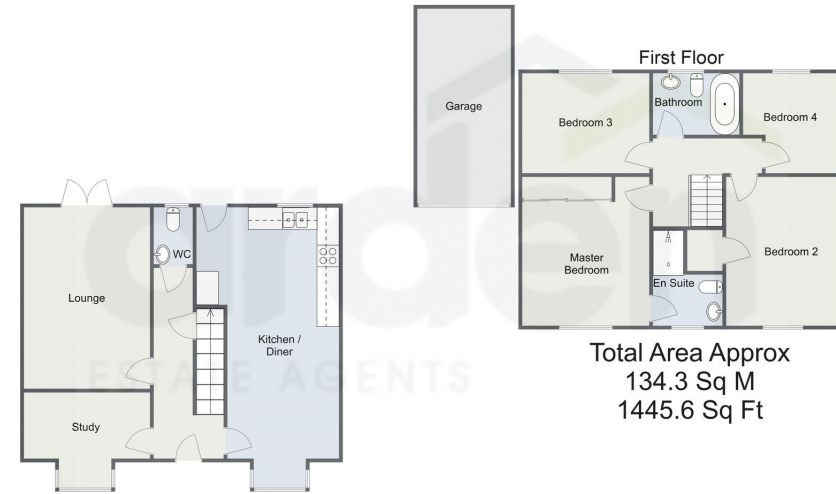


- Four Bedrooms
- Kitchen/Diner with Integrated Appliances
- Downstairs WC
- Rear Garden
- Spacious Lounge
- Study
- Family Bathroom
- Off Road Parking with Garage





Aero Way, Cofton Hackett  
Ground Floor



Total Area Approx  
134.3 Sq M  
1445.6 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

\*\*\*\* NO CHAIN \*\*\*\*An exquisite four-bedroom detached residence nestled in the charming locale of Cofton Hackett. This stunning property showcases an array of desirable features, including a generously proportioned lounge, a contemporary kitchen/diner, an additional reception room, convenient off-road parking, and a delightful rear garden.

**Energy performance certificate (EPC)**

8 Aero Way Cofton Hackett 26249-1046 BR5 8JL	Energy rating <b>C</b>	Valid until: 3 January 2034 Certificate number: 9834-2529-6300-0654-3302
Property type	Detached house	
Total floor area	121 square metres	

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords-guidance>).

**Energy rating and score**

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

For more information on this house or to arrange a viewing please call the office on:

**0121 453 4349**

Alternatively, you can scan the QR to view all of the details of this property online.

