



Hill Top Road, Northfield, Birmingham, B31 5AN

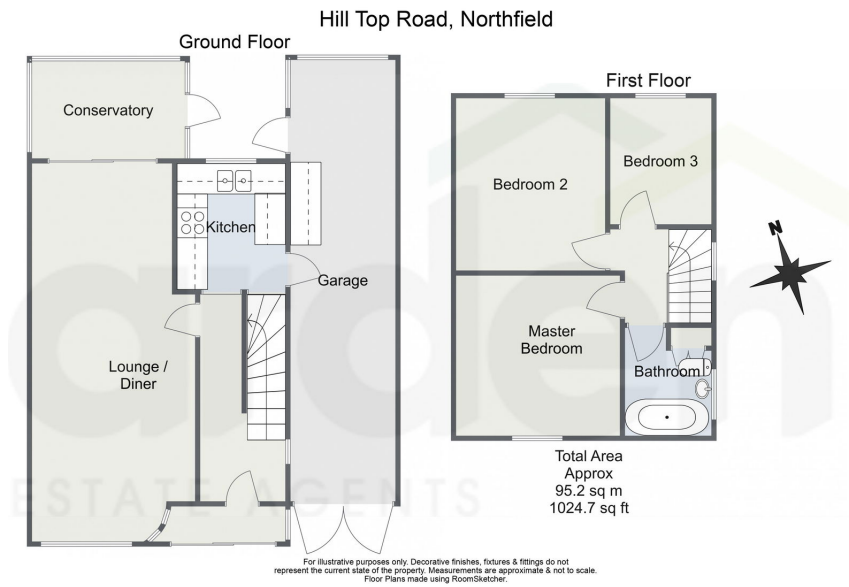
£270,000

3 1 1



- Three Bedrooms
- Kitchen with Integrated Appliances
- Modern Family Bathroom
- Driveway for Off Road Parking
- Close to Amenities
- Spacious Lounge / Diner
- Conservatory
- Rear Garden
- Garage
- Good Transport Links





Introducing a well-presented three-bedroom semi-detached home, featuring a driveway with off-road parking and a garage. The property boasts a generous lounge/diner, a well-appointed kitchen, a bright and airy conservatory, a modern family bathroom, and a low maintenance rear garden. Conveniently located in Northfield, Birmingham.

82124, 11:32 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

42 Hill Top Road BIRMINGHAM B11 1AB	Energy rating D	Valid until 17 April 2034
		Certificate number 9888-9337-0204-4514-1204

Property type Semi-detached house
Total floor area 70 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/landlords-on-the-requirements-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions>).

Energy rating and score

This property's energy rating is D. 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.

