



## Edgefield Close, Wirehill, Redditch B98 7WB

Offers In Region Of £230,000

2 1

This modern and beautifully presented two-bedroom mid-terrace property in Wirehill features stylish interiors, a low-maintenance rear garden, and allocated parking at the front.

- Modern Mid-Terrace Property
- Two Double Bedrooms
- Spacious Lounge
- Modern Kitchen
- Bathroom and Guest WC
- Low Maintenance Rear Garden





Floor Area: 605 sq. ft.

Tenure: Freehold

Service Charge: £ per annum

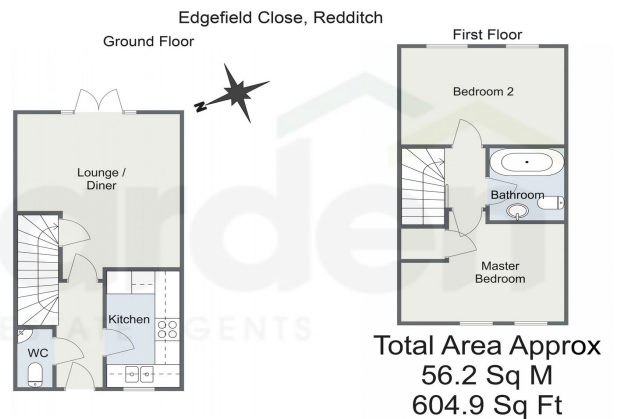
Ground Rent: £ per annum

Energy performance certificate (EPC)			
3, Edgefield Close REDDITCH B96 7WB	Energy rating <b>B</b>	Valid until: 2 July 2029	Certificate number: 0366-3857-7230-9301-9991
Property type	Mid-terrace house		
Total floor area	58 square metres		
<b>Rules on letting this property</b>			
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 <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> .			
<b>Energy rating and score</b>			
This property's energy rating is B. It has the potential to be A.			
<a href="#">See how to improve this property's energy efficiency.</a>			
Score	Energy rating	Current	Potential
92+	A	61-62	68-69
81-91	B	51-52	58-59
69-80	C	41-42	48-49
55-68	D	31-32	38-39
39-54	E	21-30	28-29
13-38	F	11-20	18-20
1-12	G		

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