





# Newman Way, Rednal, Birmingham, B45 9LY

Offers Over £130,000

🛏️ 2 🪑 1 🚿 1



- Ground Floor Maisonette
- Spacious Lounge
- Modern Family Bathroom
- Two Bedrooms
- Kitchen
- Rear Garden

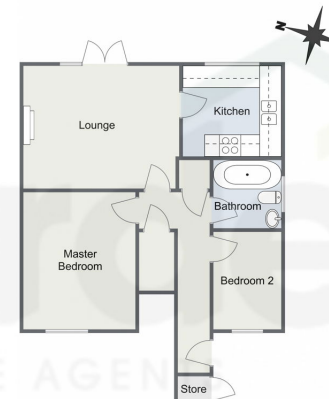






A well-presented two-bedroom ground floor maisonette featuring a spacious lounge, a well-appointed kitchen, a modern family bathroom, and a generously sized rear garden, all located in the desirable area of Rednal, Birmingham.

### Newman Way, Rednal Ground Floor



Total Area Approx  
52.2 Sq M  
561.9 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.

5924, 1:01 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
56c Newman Way Rednal B95 3JY	<b>Energy rating</b> <b>E</b>	<b>Valid until</b> 4 August 2034 <b>Certificate number</b> 0370-2359-2489-2604-0035
<b>Property type</b> Ground-floor flat	<b>Total floor area</b> 52 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 <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions">guidance for landlords on the regulations and exemptions</a> . <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions#energy-efficiency-standards-landlord-guidance">https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions#energy-efficiency-standards-landlord-guidance</a>		
<b>Energy rating and score</b> This property's energy rating is E. It has the potential to be C. <a href="#">See how to improve this property's energy efficiency.</a>		
The graph shows this property's current and potential energy rating. <b>Properties get a rating from A (best) to G (worst) and a score.</b> 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		

<https://find-energy-certificates.service.gov.uk/energy-certificates/0370-2359-2489-2604-0035?print=true>

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.

