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with.



# Blue Gate Lane, Northfield, Birmingham, B31 5EX

Offers Over £260,000

3 2 1



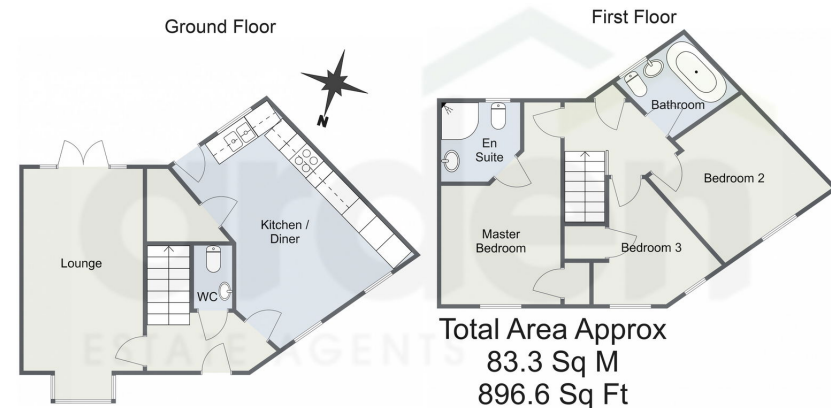
- Three Bedrooms
- Modern Kitchen / Diner
- Family Bathroom
- Front and Rear Garden
- Spacious Lounge
- Downstairs WC
- En-suite to Master Bedroom
- Off Road Parking for Multiple Vehicles







Blue Gate Lane, Northfield, Birmingham



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 UPWARD CHAIN\***

Introducing this charming three-bedroom semi-detached home, set on a desirable corner plot in Northfield, Birmingham. The property offers a spacious lounge, a modern kitchen/diner, a convenient downstairs WC, and an en-suite to the master bedroom. It also features off-road parking and both front and rear gardens, providing ample outdoor space.

91124\_9:38AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
22, Blue Gate Lane BIRMINGHAM B11 5DE	Energy rating <b>B</b>	Valid until 19 February 2028	Certificate number 8468-7432-6589-9259-7992
Property type	Semi-detached house		
Total floor area	83 square metres		

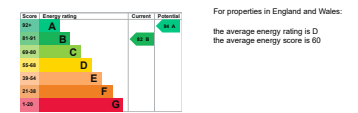
**Rules on letting this property**

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-regulations-and-exemptions) <https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions#energy-efficiency-standards-landlord-guidance>.

**Energy rating and score**

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



https://www.energy-certificates.service.gov.uk/energy-certificates/8468-7432-6589-9259-7992?print=true 1/4

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.

