



Glenmore Drive, Kings Norton, Birmingham, B38 8YR

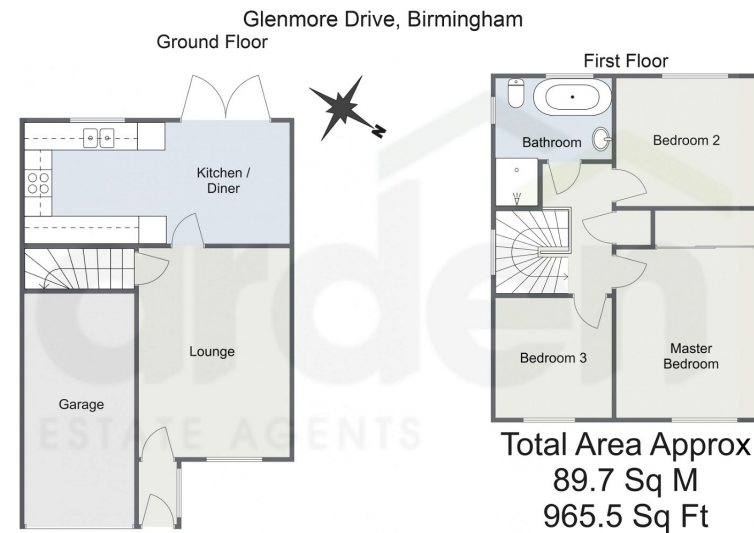
Offers Over £275,000

3 1 1



- Three Bedrooms
- Modern Kitchen/Diner
- Rear Garden
- Secured Porch
- Spacious Lounge
- Family Bathroom
- Off Road Parking with Garage
- Close to Amenities





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.

Introducing this charming three-bedroom semi-detached property in Kings Norton, Birmingham. The home features off-road parking with a garage, a spacious lounge, a modern kitchen/diner, a contemporary family bathroom, and a well-maintained rear garden.

19/04 3:27 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

| Energy performance certificate (EPC) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---------------------|---|---|---------|-----------|-----|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|--|--|------|---|--|--|--|--|
| 44 Glenmore Drive BIRMINGHAM B28 9YX | C | Valid until: 4 July 2034 | Certificate number: 4005-7797-6022-2391-3343 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Property type | Semi-detached house | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total floor area | 77 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-who-are-letting-property-what-minimum-energy-efficiency-standard-landlord-guidance | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Energy rating and score | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| This property's energy rating is C. It has the potential to be B. | | The graph shows this property's current and potential energy rating. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| See how to improve this property's energy efficiency. | | 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. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr><td>92+</td><td>A</td><td></td><td></td></tr> <tr><td>81-91</td><td>B</td><td></td><td></td></tr> <tr><td>69-80</td><td>C</td><td></td><td></td></tr> <tr><td>55-68</td><td>D</td><td></td><td></td></tr> <tr><td>39-54</td><td>E</td><td></td><td></td></tr> <tr><td>21-38</td><td>F</td><td></td><td></td></tr> <tr><td>1-20</td><td>G</td><td></td><td></td></tr> </tbody> </table> | | Score | Energy rating | Current | Potential | 92+ | A | | | 81-91 | B | | | 69-80 | C | | | 55-68 | D | | | 39-54 | E | | | 21-38 | F | | | 1-20 | G | | | For properties in England and Wales: the average energy rating is D the average energy score is 60 | |
| Score | Energy rating | Current | Potential | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 92+ | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 81-91 | B | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 1-20 | G | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

https://the-energy-certificates.service.gov.uk/energy-certificates/4005-7797-6022-2391-3343/printout

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.

