





Healey Avenue, Cofton Hackett, Birmingham, B45 8GZ  
£370,000

3 2 2



- Three Bedrooms
- Lounge with French Doors to Rear Garden
- Landscaped Rear Garden
- Within Easy Distance of Cofton Park and Lickey Hills Country Park
- Modern En Suite, Family Bathroom and Downstairs WC
- Modern Kitchen/Diner
- Driveway and Converted Garage with Home Office and Storage Area
- Close To Amenities







Healey Avenue, Cofton Hackett



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.

A beautifully presented three bedroom detached house, offered with a modern kitchen/diner, lounge, en-suite to the master bedroom, landscaped rear garden, off road parking and a partly converted garage to create an office to provide space to work from home and a storage area, situated in Cofton Hackett, Birmingham.

62924, 3:33 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)							
2 Healey Avenue Cofton Hackett B26 9JZ BPS 912Z	<table border="1"> <tr> <td>Energy rating</td> <td>Valid until</td> </tr> <tr> <td style="font-size: 2em; font-weight: bold;">C</td> <td>16 March 2025</td> </tr> <tr> <td>Certificate number</td> <td>8805-9334-2339-8097-4763</td> </tr> </table>	Energy rating	Valid until	C	16 March 2025	Certificate number	8805-9334-2339-8097-4763
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C	16 March 2025						
Certificate number	8805-9334-2339-8097-4763						
Property type	Detached house						
Total floor area	92 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> <https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions>

**Energy rating and score**

This property's energy rating is C. 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

<https://www.energy-certificates.service.gov.uk/energy-certificates/8805-9334-2339-8097-4763?print=true>

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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.

