



Hawker Close, Cofton Hackett, Birmingham, B31 2GU

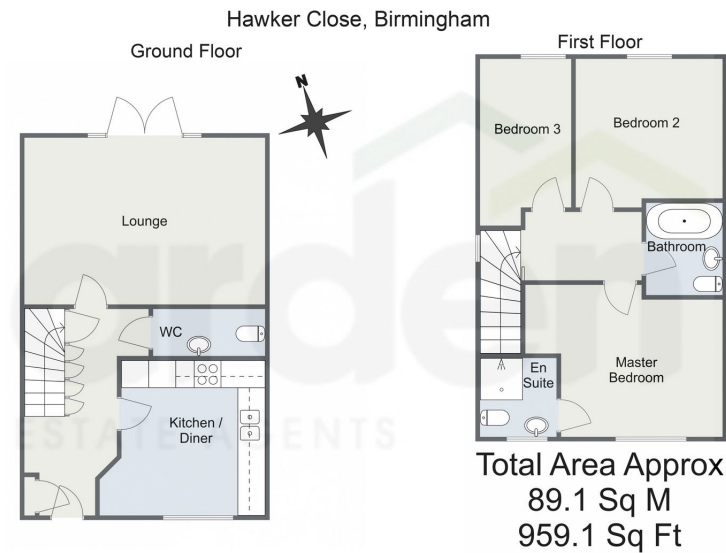
Offers Over £325,000

3 2 1



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





Presenting a stunning three-bedroom semi-detached home with five years remaining on the NHBC warranty. This property offers a spacious lounge, a modern kitchen/diner, a convenient downstairs WC, and a stylish family bathroom. The well-maintained rear garden adds to the appeal, all situated in the desirable area of Cofton Hackett, Birmingham.

8/19/24, 3:28 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																			
21, Hawker Close BIRMINGHAM B15 2JQ	Energy rating B	Valid until 1 August 2033																																	
		Certificate number 8941-7938-6548-5552-2906																																	
Property type	Semi-detached house																																		
Total floor area	90 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#energy-efficiency-standards-landlord-guidance																																			
Energy rating and score																																			
This property's energy rating is B. It has the potential to be A.		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"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>80+</td> <td>A</td> <td></td> <td>85+</td> </tr> <tr> <td>69-79</td> <td>B</td> <td>75</td> <td>80+</td> </tr> <tr> <td>55-68</td> <td>C</td> <td></td> <td>70+</td> </tr> <tr> <td>49-54</td> <td>D</td> <td></td> <td>65+</td> </tr> <tr> <td>39-48</td> <td>E</td> <td></td> <td>60+</td> </tr> <tr> <td>29-38</td> <td>F</td> <td></td> <td>55+</td> </tr> <tr> <td>13-28</td> <td>G</td> <td></td> <td>50+</td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	80+	A		85+	69-79	B	75	80+	55-68	C		70+	49-54	D		65+	39-48	E		60+	29-38	F		55+	13-28	G		50+	For properties in England and Wales: the average energy rating is D the average energy score is 60	
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https://find-energy-certificates.service.gov.uk/energy-certificates/8941-7938-6548-5552-2906?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.

