



Groveley Lane, Longbridge, Birmingham, B31 2GR

Offers Over £365,000

3 2 1

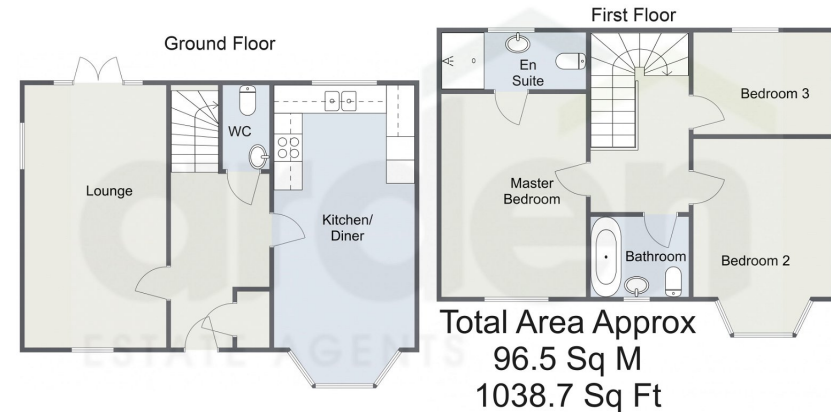


- Three Bedrooms
- Open Plan Kitchen/Diner
- Ensuite
- Rear Garden
- Spacious Lounge
- Family Bathroom
- Downstairs WC
- Off Road Parking





Groveley Lane, 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.

Experience contemporary elegance in this stunning three-bedroom detached residence located in the vibrant community of Longbridge, Birmingham. Boasting a generously sized lounge, an open-plan kitchen and dining area, a thoughtfully designed family bathroom and ensuite, comfort and convenience are prioritized. Step outside to discover a charming rear garden, perfect for outdoor gatherings.

Energy performance certificate (EPC)																																	
373, Groveley Lane BIRMINGHAM B27 7JN	Energy rating B																																
Valid until: 1 August 2029	Certificate number: 8771-7938-6540-2582-2902																																
Property type: Detached house	Total floor area: 97 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/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords-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>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td>← B</td> <td>← A</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	← B	← A	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
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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.

