



It's who  
you move  
with.

Fairey Street, Cofton Hackett, Birmingham, B45 8GW

£340,000

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- Four Bedrooms
- Modern Kitchen/Diner
- Family Bathroom
- Rear Garden
- Lounge
- Downstairs WC
- Ensuite to Master Bedroom
- Off Road Parking with a Garage





This well-presented four-bedroom semi-detached townhouse in Cofton Hackett, Birmingham, offers a perfect blend of comfort and style. The property features off-road parking with a garage, a cosy lounge, a modern kitchen/diner, and a convenient downstairs WC. Upstairs, you'll find two bathrooms, providing ample facilities for the household. Outside, there is a charming rear garden, making this an ideal family home.

## Fairey Street, 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.

62024\_11:14 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
6 Fairey Street Rednal B24 6JH B62 8DW	Energy rating <b>B</b>	Valid until: 16 March 2032 Certificate number: 9738-8515-7347-4638-3994
Property type	Semi-detached house	
Total floor area	111 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions">guidance for landlords on the requirements and exemptions</a> ( <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions">https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions</a> ).		
<b>Energy rating and score</b>		
The graph shows this property's current and potential energy rating.		
This property's energy rating is B. It has the potential to be B.		
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		
Score	Energy rating	Current Potential
80+	A	← B →
69-79	B	
55-68	C	
49-54	D	
39-48	E	
29-38	F	
1-28	G	

<https://www.energy-certificates.service.gov.uk/energy-certificates/9738-8515-7347-4638-3994?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.

