



Gunner Lane, Rubery, Birmingham, B45 9EP

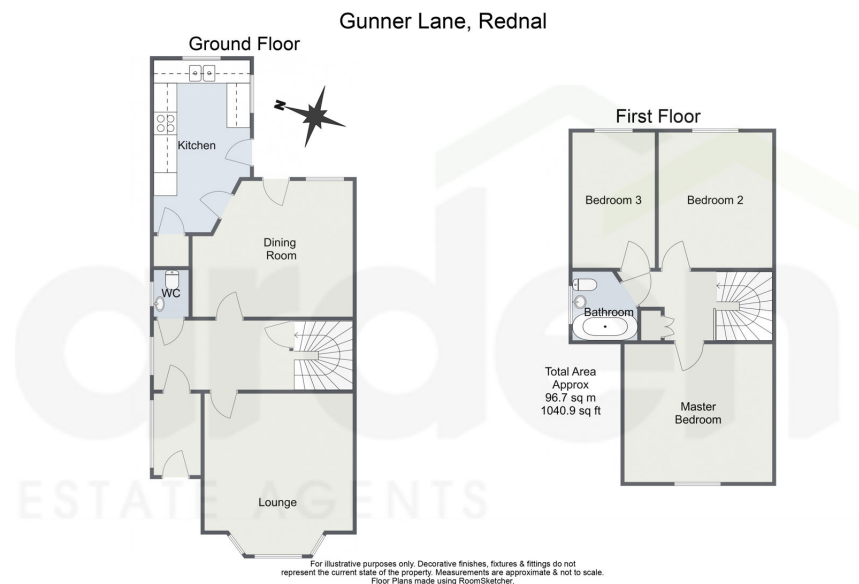
£225,000

3 1 2



- Three Bedrooms
- Kitchen
- Family Bathroom
- Off Road Parking
- Lounge
- Dining Room
- Rear Garden
- Secured Porch





Introducing a well presented three-bedroom semi-detached home in the desirable area of Rubery, Birmingham. This property boasts a spacious lounge, a kitchen, a separate dining room, a family bathroom, and a rear garden. Additional feature includes off-road parking, providing convenience.

12024_10:44 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
28 Gunner Lane Rubery Bredford B95 9EP	Energy rating D	Valid until 5 June 2024
Property type Semi-detached house	Certificate number 6334-9426-4309-0546-8206	
Total floor area 104 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/renting-an-uk-letted-property-minimum-energy-efficiency-standard-landlord-guidance		
Energy rating and score This property's energy rating is D. 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://find-energy-certificates.service.gov.uk/energy-certificates/6334-9426-4309-0546-8206?print=true>

1/4

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.

