



Pitchcombe Close, Lodge Park, Redditch B98 7HS

Offers Over £260,000

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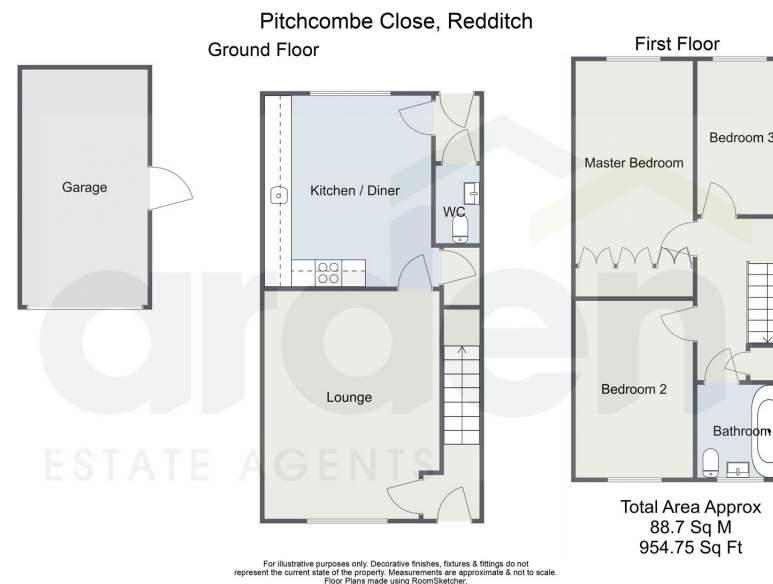


- Modern Semi-Detached House
- Spacious Lounge
- Bathroom and Downstairs WC
- Off Road Tandem Parking
- No Upward Chain
- Three Bedrooms
- Kitchen/ Diner
- Attractive Rear Garden
- Detached Single Garage
- EPC - C





This modern three-bedroom semi-detached house is located in the popular and convenient Lodge Park area and is being sold with no upward chain. The property features well-presented accommodation, an attractive enclosed rear garden, off-road parking, and a detached garage.



9/1/2024, 1:57 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
55 Pitchcombe Close REDDITCH WR9 7TS	C	Valid until: 28 February 2033 Certificate number: 0380-2779-0279-3407-7485																																
Property type	Semi-detached house																																	
Total floor area	88 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																																		
Energy rating and score																																		
This property's energy rating is C. It has the potential to be B.	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" style="font-size: x-small; border-collapse: collapse;"> <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></td><td></td></tr> <tr><td>69-80</td><td>C</td><td style="background-color: #0070C0; color: white;">C</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			69-80	C	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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https://find-energy-certificates.service.gov.uk/energy-certificates/0380-2779-0279-3407-7485?print=true 1/4

For more information on this house or to arrange a viewing please call the office on:
01527 540 654

Alternatively, you can scan the QR to view all of the details of this property online.

