



 arden
ESTATE AGENTS

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Glenwood Road, Kings Norton , Birmingham, B38 8HF
Offers Over £300,000

3 1 1



- Three Bedrooms
- Spacious and Bright Lounge / Diner
- Modern Kitchen
- Downstairs WC / Utility Space
- Contemporary Family Bathroom
- Landscaped Rear Garden
- Driveway for Off Road Parking
- Secured Porch





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.

Introducing a beautifully presented three-bedroom semi-detached home, meticulously modernised and well-maintained throughout. The property features a driveway providing off-road parking, a spacious lounge/diner, a contemporary kitchen, convenient downstairs WC with utility space, a stylish family bathroom, and a beautifully landscaped rear garden. Situated in the sought-after area of Kings Norton, Birmingham, this home is perfect for comfortable family living.

8/22/24, 10:38 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																			
46 Glenwood Road BIRMINGHAM B36 9PE	Energy rating D	Valid until 29 August 2034	Certificate number 6834-3128-6409-6549-1226																																
Property type	Semi-detached house																																		
Total floor area	103 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-who-are-letting-property/minimum-energy-efficiency-standards-landlord-guidance																																			
Energy rating and score																																			
This property's energy rating is D. It has the potential to be C.		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>92-100</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></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>41.8</td> <td>79.0</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	92-100	A			81-91	B			69-80	C			55-68	D	41.8	79.0	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/6834-3128-6409-6549-1226?print=true>

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.

