



# Arrow Drive, Cofton Hackett, Birmingham , B45 8FW

Offers Over £435,000

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- Four Bedrooms
- Contemporary Gloss Kitchen/ Diner
- First Floor WC
- Rear Garden
- Driveway for Off Road Parking
- Spacious Lounge with Double Doors to Balcony
- Utility Room
- Three Bathrooms
- Garage with Electrical Charging Points
- End Property Offering Easier Access to Property



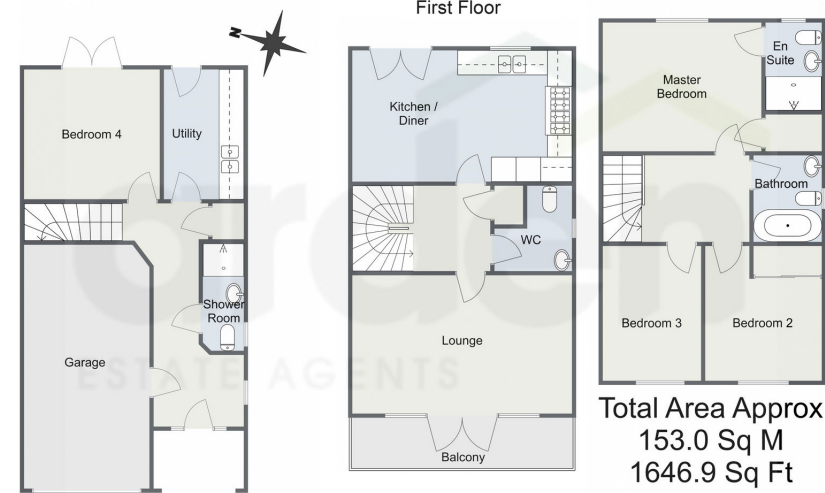


Arrow Drive, Cofton Hackett, Birmingham

Ground Floor

First Floor

Second Floor



Total Area Approx  
153.0 Sq M  
1646.9 Sq Ft

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.

A beautifully presented four-bedroom semi-detached townhouse, featuring a sleek, contemporary gloss kitchen/diner, a stylish lounge, a modern en-suite to the master bedroom, and an elegant family bathroom. The property also boasts a charming, landscaped rear garden and off road parking, all nestled in the desirable area of Cofton Hackett, Birmingham.

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
13 Arrow Drive BIRMINGHAM B15 2PW	Energy rating <b>B</b>	Valid until 13 October 2020																																
Property type Semi-detached house		Certificate number 4898-7141-2132-6194-8003																																
Total floor area 126 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="#">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/landlords-who-are-letting-property-what-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/landlords-who-are-letting-property-what-minimum-energy-efficiency-standard-landlord-guidance</a> .																																		
<b>Energy rating and score</b>																																		
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.																																
<a href="#">See how to improve this property's energy efficiency.</a>		<b>Properties get a rating from A (best) to G (worst) and a score.</b> 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>39-45</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>34-38</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>29-33</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>24-28</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>19-23</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>14-18</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>9-13</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	39-45	A			34-38	B			29-33	C			24-28	D			19-23	E			14-18	F			9-13	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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https://the-energy-certificates.service.gov.uk/energy-certificates/4898-7141-2132-6194-8003/printout

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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.

