



Thurlestone Road, Longbridge, Birmingham, B31 4NA  
£235,000

3 1 1

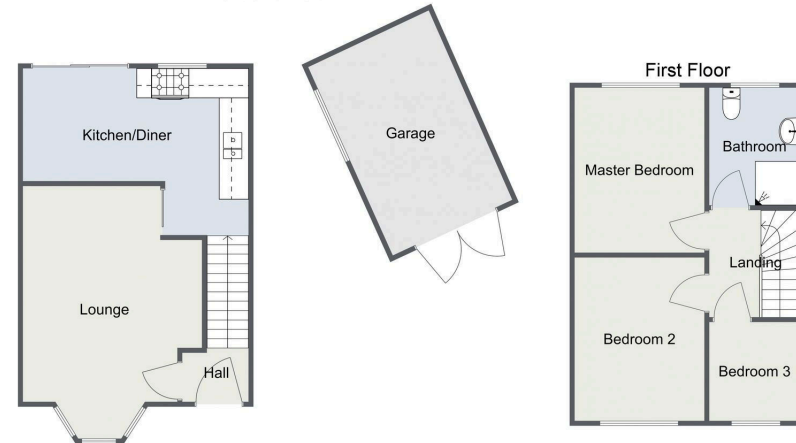


- Three Bedrooms
- Modern Kitchen/Diner
- Spacious Lounge
- Front and Rear Garden
- Contemporary Family Bathroom
- Off Road Parking with a Garage





Thurlestone Road, Longbridge  
Ground Floor



Total Area Approx (not inc garage)  
63.6 sq metres (684 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 well-presented three-bedroom semi-detached home, featuring a modern kitchen/diner, a welcoming lounge, a contemporary family bathroom, front and rear gardens, off-road parking, and a garage. Situated in the sought-after area of Longbridge, Birmingham, this property offers both style and practicality for comfortable family living.

8/20/24, 12:25 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
70 THURLESTONE ROAD BIRMINGHAM B11 4PL	Energy rating <b>D</b>	Valid until 17 March 2031																																
		Certificate number 0130-2558-9070-2059-0791																																
Property type	Semi-detached house																																	
Total floor area	64 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-regulations-and-exemptions">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions">https://www.gov.uk/guidance/landlords-on-the-regulations-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 D. 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																																		
<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>64</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	92-100	A			81-91	B			69-80	C			55-68	D	64		39-54	E			21-38	F			1-20	G		
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[See how to improve this property's energy efficiency.](https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions)

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.

