



Callowbrook Lane, Rednal, Birmingham, B45 9HP

Offers Over £265,000

3 1 1



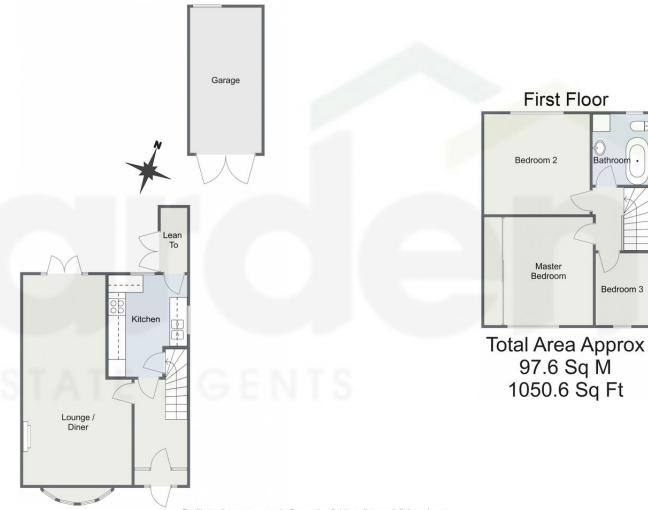
- Three Bedrooms
- Kitchen
- Modern Family Bathroom
- Driveway for Off Road Parking
- Expansive Lounge / Diner
- Lean To
- Rear Garden
- Garage





Introducing a well-presented three-bedroom semi-detached home, featuring a driveway for off-road parking and a garage. This charming property offers a spacious lounge/diner, a modernized kitchen, a versatile lean-to, a contemporary family bathroom, and a private rear garden, all nestled in the desirable area of Rednal, Birmingham.

Callowbrook Lane, Birmingham
Ground Floor



Total Area Approx
97.6 Sq M
1050.6 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.

82424_101 FM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
113a, Callowbrook Lane Rednal, District B95 9JF	Energy rating E	Valid until: 30 January 2030 Certificate number: 2458-6227-7279-6280-8286																																
Property type	Semi-detached house																																	
Total floor area	80 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#energy-efficiency-standards-landlord-guidance																																		
Energy rating and score																																		
This property's energy rating is E. It has the potential to be B.																																		
See how to improve this property's energy efficiency.																																		
<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></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td>63 E</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			39-54	E	63 E		21-38	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p>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.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
Score	Energy rating	Current	Potential																															
92-100	A																																	
81-91	B																																	
69-80	C																																	
55-68	D																																	
39-54	E	63 E																																
21-38	F																																	
1-20	G																																	

https://www.energy-certificates.service.gov.uk/energy-certificates/2458-6227-7279-6280-8286/print.htm

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.

