



# Sandstone Avenue, Rednal, Birmingham, B45 9YF

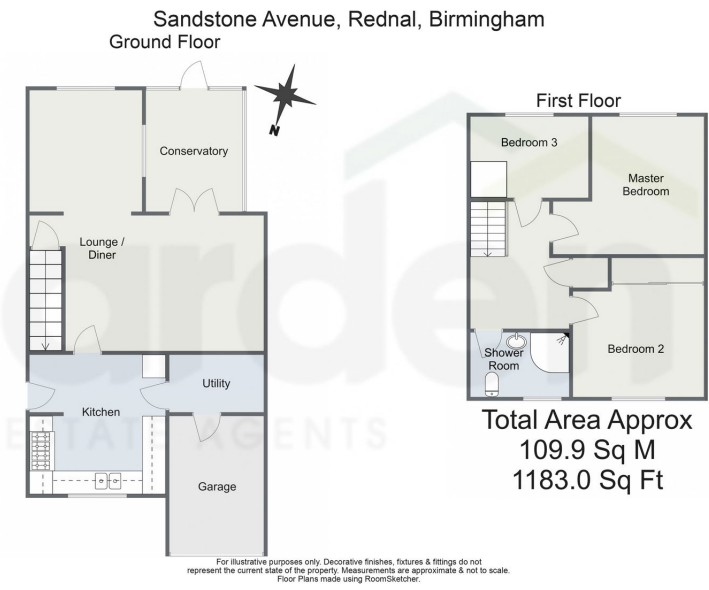
Offers Over £255,000

3 1 1



- Three Bedrooms
- Spacious Lounge / Diner
- Utility Room
- Rear Garden
- Garage
- Modern Kitchen
- Conservatory
- Contemporary Shower Room
- Driveway for Off Road Parking
- Close to Amenities





Introducing this charming three-bedroom semi-detached home, beautifully positioned in Rednal, Birmingham. The property features a driveway providing convenient off-road parking, a modern kitchen, a spacious lounge/diner, a practical utility room, a light-filled conservatory, a contemporary shower room, and a well-kept rear garden, perfect for relaxation and outdoor enjoyment.

92424 634 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
<p>21 Sandstone Avenue Rednal Birmingham B95 9YF</p>	<p>Energy rating <b>C</b></p>	<p>Valid until 23 September 2034</p>	
<p>Property type Semi-detached house</p>		<p>Certificate number 5334-8221-3400-0604-2222</p>	
<p>Total floor area 97 square metres</p>			

**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/renting-an-uk-tenanted-property-minimum-energy-efficiency-standard-landlord-guidance) <https://www.gov.uk/guidance/renting-an-uk-tenanted-property-minimum-energy-efficiency-standard-landlord-guidance>.

**Energy rating and score**

The graph shows this property's current and potential energy rating.

This property's energy rating is C. It has the potential to be B.

[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.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

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.

