





# Rednal Mill Drive, Rednal, Birmingham, B45 8XZ

Offers Over £295,000

🛏️ 4 🚿 2 🚺 2



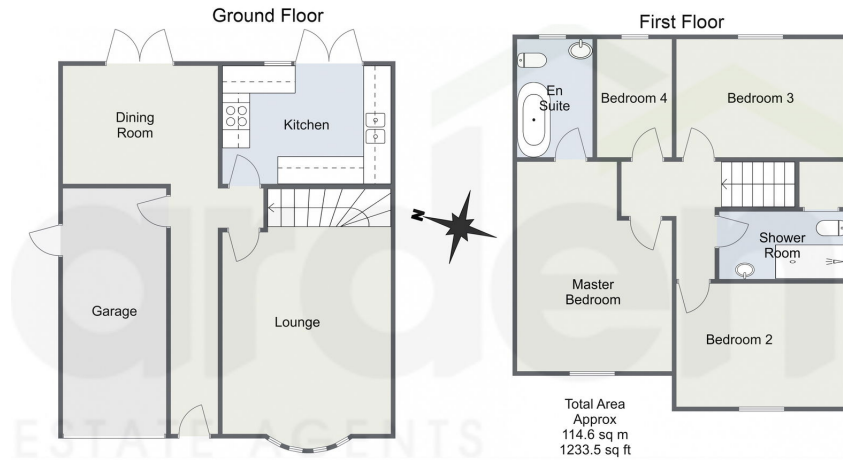


- Four Bedrooms
- Kitchen
- Spacious Lounge
- Dining Room
- Ensuite to Master Bedroom
- Contemporary Shower Room
- Rear Garden
- Off Road Parking
- Garage
- Close to Amenities





Rednal Mill Drive, Rednal



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 finished four-bedroom semi-detached property in Rednal, Birmingham. This home features off-road parking for multiple vehicles, a kitchen, a spacious lounge, a dining room, an integral garage, two contemporary bathrooms, and a well-maintained rear garden.

5524 1023 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
51, Rednal Mill Drive Rednal B24 8JH B24 8JZ	Energy rating <b>C</b>	Valid until: 19 February 2030 Certificate number: 0163-2090-7022-2090-2015																																
Property type	Semi-detached house																																	
Total floor area	96 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">https://www.gov.uk/guidance/landlords-who-are-letting-property</a> ) or <a href="#">minimum energy efficiency standard (landlord guidance)</a> .																																		
<b>Energy rating and score</b>																																		
This property's energy rating is C. It has the potential to be B.																																		
<a href="#">See how to improve this property's energy efficiency.</a>																																		
<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></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			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																																	
21-38	F																																	
1-20	G																																	

<https://www.energy-certificates.service.gov.uk/energy-certificates/0163-2090-7022-2090-2015/print.html>

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.

