





# The Pines, Rednal, Birmingham, B45 9FD

Offers Over £375,000

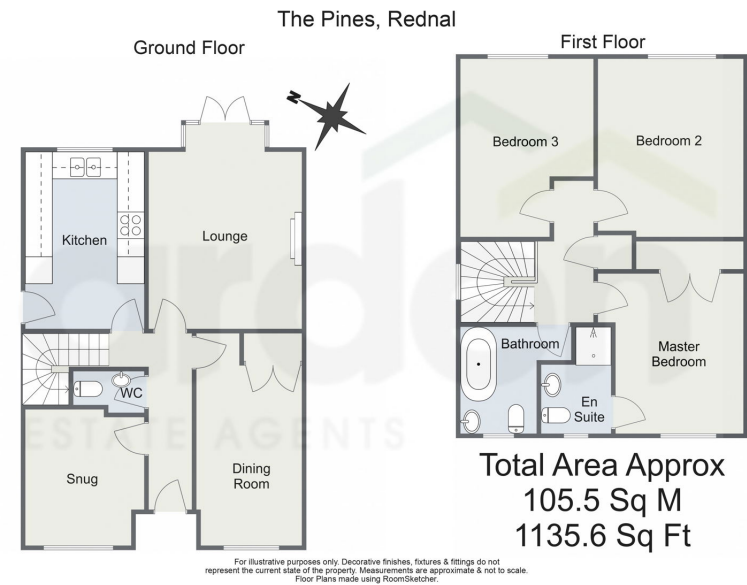
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- Three Bedrooms
- Modern Kitchen with Integrated Appliances
- Snug Room
- Modern Family Bathroom
- Rear Garden
- Lounge with Featured Fireplace
- Dining Room
- Downstairs WC
- Ensuite to Master Bedroom
- Off Road Parking





Introducing this beautifully presented three-bedroom detached home in Rednal, Birmingham. This charming property features a spacious lounge, two additional reception rooms, a modern kitchen with integrated appliances, a convenient downstairs WC, and two bathrooms. The exterior boasts off-road parking and a meticulously landscaped rear garden. This home combines comfort and style, making it perfect for families and those who love to entertain.

12024, 10:32 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																						
52 The Pines Rednal Birmingham B95 9FD	Energy rating <b>D</b>	Valid until 6 June 2024																																				
		Certificate number 0300-2698-4360-2704-8801																																				
Property type Detached house	Total floor area 107 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/renting-an-uk-letted-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/renting-an-uk-letted-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/renting-an-uk-letted-property-minimum-energy-efficiency-standard-landlord-guidance</a>																																						
<b>Energy rating and score</b>																																						
This property's energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																				
<a href="#">See how to improve this property's energy efficiency.</a>		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.																																				
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>91-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-90</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>71-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>61-70</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>51-60</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>41-50</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>31-40</td> <td>G</td> <td></td> <td></td> </tr> <tr> <td>1-30</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	91-100	A			81-90	B			71-80	C			61-70	D			51-60	E			41-50	F			31-40	G			1-30	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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<https://find-energy-certificates.service.gov.uk/energy-certificates/0300-2698-4360-2704-8801?print=true>

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.

