



**arden**
ESTATE AGENTS

It's who
you move
with.

Clent Road, Rubery, Birmingham, B45 9UY

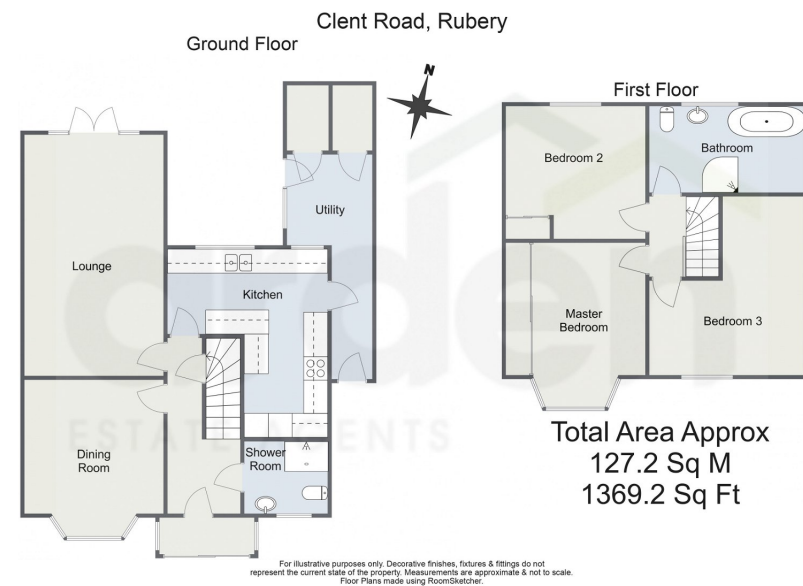
£330,000

3 2 2



- Three Bedrooms
- Modern Kitchen with Integrated Appliances
- Utility Area
- Rear Garden
- Lounge with Log Burner
- Dining Room
- Two Bathrooms
- Block Paved Driveway for Off Road Parking





Introducing a beautifully presented, three-bedroom semi-detached home in the charming area of Rubery, Birmingham. This property boasts a spacious lounge, a modern kitchen equipped with integrated appliances, a dedicated dining room, and two well-appointed bathrooms. Additional features include off-road parking and a lovely rear garden, perfect for outdoor relaxation.

Energy performance certificate (EPC)																																					
27 Clent Road Rubery Bordesley Green B50 9LW	Energy rating: C Valid until: 15 August 2031 Certificate number: 0150-2556-9180-2099-0235																																				
Property type	Semi-detached house																																				
Total floor area	110 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-regulations-and-exemptions																																					
Energy rating and score																																					
This property's energy rating is C. It has the potential to be B.																																					
See how to improve this property's energy efficiency.																																					
The graph shows this property's current and potential energy rating.																																					
<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></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			
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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.

