



Riverpark Way, Northfield, Birmingham, B31 2GA

Offers Over £160,000

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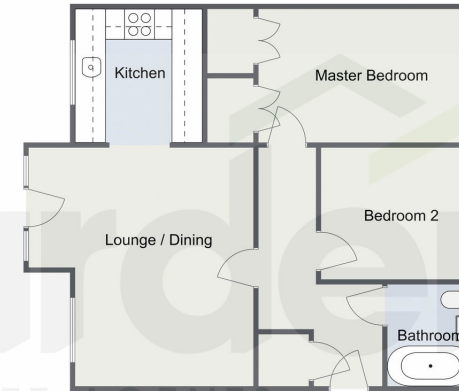


- Two Bedrooms
- Spacious Lounge / Diner
- Modern Kitchen
- Family Bathroom
- Rear Access with Seating Area
- Allocated Parking
- Secured Entry with Intercom System
- Entrance Hall with Ample Storage





Riverpark Way, Northfield
Ground Floor



Total Area Approx
60.6 Sq M
652.29 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.

Introducing a meticulously maintained, two-double-bedroom ground floor apartment, featuring allocated parking and secure entry with an intercom system. This property offers a generously sized lounge/diner, a modern kitchen, and a well-appointed family bathroom. Additionally, it includes rear access with a seating area, situated in a highly sought-after area of Northfield, Birmingham.

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

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Energy performance certificate (EPC)																																		
Apartment 3 25 Riverpark Way Northfield B31 2QH	Energy rating C	Valid until: 27 August 2034 Certificate number: 0239-0239-2404-3346-0414																																
Property type Total floor area	Ground floor flat 61 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/renting-an-lettable-property-minimum-energy-efficiency-standard-landlord-guidance																																		
Energy rating and score																																		
This property's energy rating is C. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																
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.																																
<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>69-80</td> <td>C</td> <td>69-80</td> <td>69-80</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	91-100	A			81-90	B			69-80	C	69-80	69-80	55-68	D			39-54	E			21-38	F			1-20	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/0239-0239-2404-3346-0414?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.

