



It's who  
you move  
with.

Manor House, 86, New House Farm Drive, Bournville, Birmingham, B31 2GJ

£285,000

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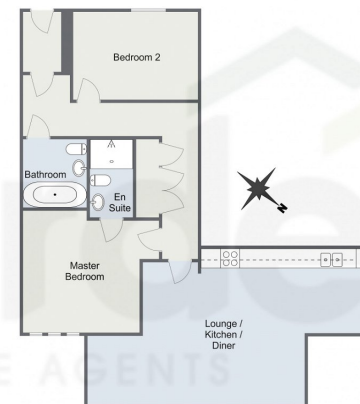


- Two Bedrooms
- Family Bathroom
- Communal Garden
- Open Plan Lounge/Kitchen/ Diner with Integrated Appliances
- Ensuite to Master Bedroom
- Two Allocated Parking Spaces





Manor House, New House Farm Drive, Birmingham



Total Area Approx  
80.8 Sq M  
869.7 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 beautifully presented apartment within a historic manor house, offering an abundance of space and elegance. This stunning residence features two spacious double bedrooms, an open-plan lounge/kitchen/diner, and two modern bathrooms. Additional amenities include allocated parking and access to a communal garden. Nestled in the desirable Bournville area of Birmingham, this property is managed by the prestigious Bournville Village Trust, ensuring a high standard of community living.

5/20/24, 2:24 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

**Energy performance certificate (EPC)**

<p>Apartment 2/5 Manor House 25, New House Farm Drive Bournville B27 2JZ</p>	<p>Energy rating <b>C</b></p>	<p>Valid until 18 December 2035</p> <p>Certificate number 9560-9852-6025-2795-2006</p>
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Property type: Mid-floor flat  
Total floor area: 84 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-requirements-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions>).

**Energy rating and score**

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

[See how to improve this property's energy efficiency.](#)

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

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 50

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.

