



Woodham Close, Rednal, Birmingham, B45 9YP

£300,000

3 1 1



- Three Bedrooms
- Modern Kitchen
- Shower Room
- Secured Porch
- Lounge / Diner
- Expansive Conservatory
- Rear Garden
- Driveway for Off Road Parking with an Integral Garage





Woodham Close Rubery



Total area approx: 107.9M2 / 1162sq 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 finished three-bedroom semi-detached home, complete with a driveway for off-road parking and an integral garage. This charming property features a spacious lounge/diner, a modern kitchen, a generously sized conservatory, a contemporary shower room, and a well-maintained rear garden, situated in the desirable area of Rednal, Birmingham.

8/18/24, 12:34 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

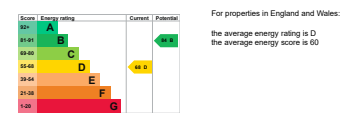
Energy performance certificate (EPC)		
51 Woodham Close Rubery Bredford B65 9YD	Energy rating D	Valid until: 14 August 2034 Certificate number: 9254-9445-1228-2874-8020
Property type	Semi-detached house	
Total floor area	83 square metres	

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-uk-tenanted-property-minimum-energy-efficiency-standard-landlord-requirements) <https://www.gov.uk/guidance/renting-an-uk-tenanted-property-minimum-energy-efficiency-standard-landlord-requirements>

Energy rating and score

This property's energy rating is D. It has the potential to be B. [See how to improve this property's energy efficiency.](#)



For properties in England and Wales: the average energy rating is D the average energy score is 60

https://find-energy-certificates.service.gov.uk/energy-certificates/2254-3043-1228-2874-8020?print=true 1/4

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.

