



Groewood Drive, Kings Norton, Birmingham, B38 8NT

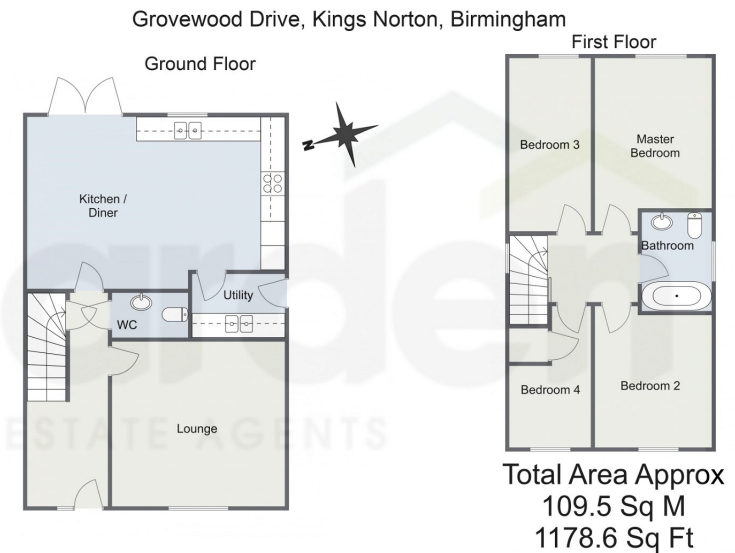
£390,000

4 1 1



- Four Bedrooms
- Modern Kitchen/Diner with Integrated Appliances
- Downstairs WC
- Rear Garden
- EPC 95 - A rated home - Solar PV
- Spacious Lounge
- Utility Room
- Family Bathroom
- Driveway for Off Road Parking
- Close to Amenities





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.

****CHAIN FREE****

Presenting a stunning four-bedroom detached residence in Kings Norton, Birmingham, featuring off-road parking, a spacious lounge, modern kitchen/diner with integrated appliances, utility room, WC, family bathroom, and landscaped rear garden. This home offers a harmonious blend of contemporary living and convenience, epitomizing refined comfort in a sought-after locale.

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

Energy performance certificate (EPC)

4 Groewood Drive B38 6JAM B38 6HT	Energy rating A	Valid until 27 September 2033
		Certificate number 6320-3358-6010-2527-8881
Property type Total floor area	Detached house 112 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-licensing) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-licensing>).

Energy rating and score

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

[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 60

<https://find-energy-certificates.service.gov.uk/energy-certificates/6320-3358-6010-2527-8881?print=true>

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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.



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