



The logo for Arden Estate Agents, featuring a stylized green house icon above the word "arden" in a bold, white, sans-serif font. Below "arden" is the text "ESTATE AGENTS" in a smaller, white, sans-serif font.

arden  
ESTATE AGENTS

It's who  
you move  
with.



# Rubery Farm Grove, Rednal, Birmingham, B45 9RN

£199,950

3 1 1





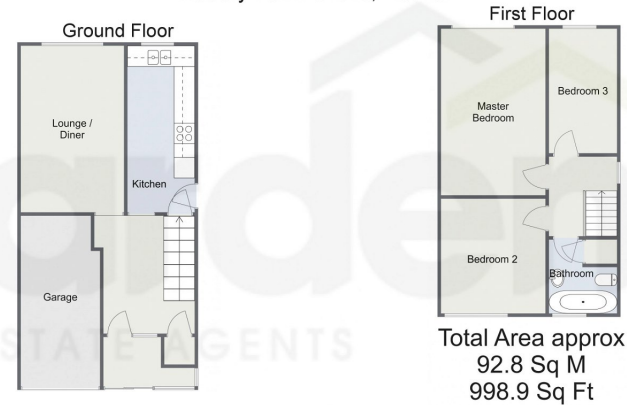
- Three Bedrooms
- Kitchen with Integrated Appliances
- Entrance Hall
- Secured Porch
- Off Road Parking
- Lounge/Diner
- Family Bathroom
- Rear Garden
- Integral Garage





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Rubery Farm Grove, Rednal



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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.

A three bedroom, semi detached property in need of some modernisation, offering a lounge/diner, kitchen with integrated appliances, off road parking and garage, situated in Rednal, Birmingham.

Energy performance certificate (EPC)																																		
10a Rubery Farm Grove Rubery Birmingham B48 9DP	Energy rating <b>C</b>	Valid until: 9 October 2035 Certificate number: 9190-2803-0222-5392-3873																																
Property type	Semi-detached house																																	
Total floor area	80 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords-guidance</a> ).																																		
<b>Energy rating and score</b>																																		
This property's current energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
<a href="#">See how to improve this property's energy efficiency.</a>		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>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></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	92+	A			81-91	B			69-80	C			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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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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