



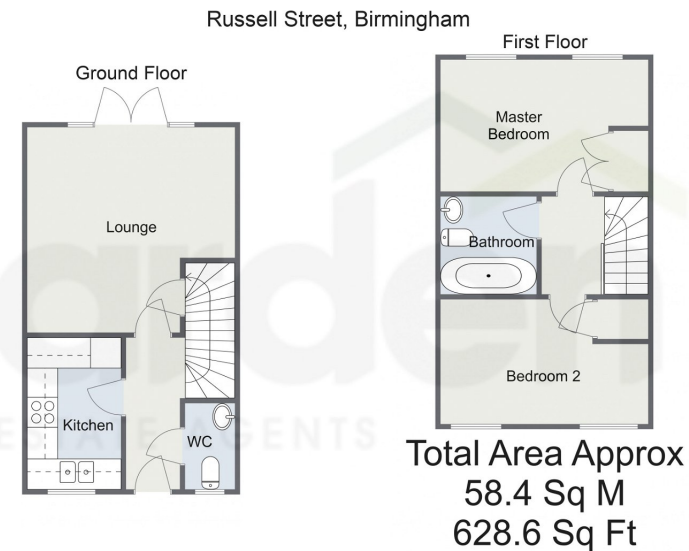
73 Russell Street,
Offers Over £275,000

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- Two Double Bedrooms
- Contemporary Kitchen
- Downstairs WC
- Rear Garden
- Lounge/Diner with French Doors to Rear Garden
- Contemporary Bathroom
- Allocated Parking Spaces
- Countryside Views to the Rear





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.

An immaculate two double bedroom semi-detached house, built in 2019, offered with NHBC Warranty remaining, contemporary kitchen and bathroom, a lounge/diner and off road parking, situated in Cofton Hackett, Birmingham.

3/26/24, 4:58 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

| | | |
|---------------------------------------------------------------|---------------------------|------------------------------------------------|
| 73, Russell Street Cofton Hackett BIRMINGHAM B37 9FS | Energy rating B | Valid until 18 December 2029 |
| | | Certificate number #738-2993-7372-6571-6894 |

Property type: Semi-detached house
Total floor area: 59 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-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. 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/738-2993-7372-6571-6894?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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