



Russell Street, Cofton Hackett, Birmingham, B45 8FL

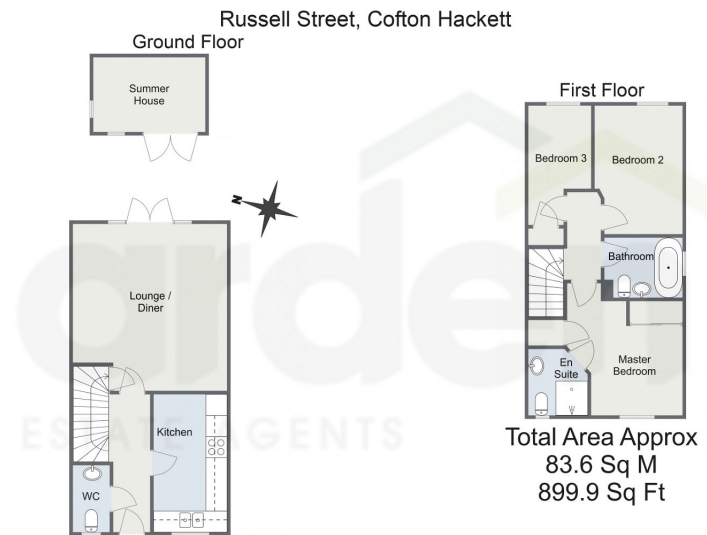
Offers In Region Of £315,000

3 2 1



- Three Bedrooms
- Modern Kitchen with Integrated Appliances
- Family Bathroom
- Rear Garden
- Open Plan Lounge/Diner
- Downstairs WC
- Ensuite to Master Bedroom
- Off Road Parking with Charging Points





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 well presented, three-bedroom end-of-terrace home in the desirable area of Cofton Hackett, Birmingham, featuring an open-plan lounge/diner, modern kitchen, and a convenient downstairs WC. This charming property also offers a contemporary family bathroom, off-road parking, and a lovely rear garden.

5/17/24, 9:48 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

<p>69, Russell Street Cofton Hackett BIRMINGHAM B32 9FS</p>	<p>Energy rating B</p>	<p>Valid until 14 November 2029</p>
<p>Property type End-terrace house</p>	<p>Certificate number #160-3875-7298-8791-4617</p>	
<p>Total floor area 78 square metres</p>		

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/160-3875-7298-8791-4617/print.html>

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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.

