



Hawker Close, Longbridge , Birmingham, B31 2GU

Offers Over £365,000

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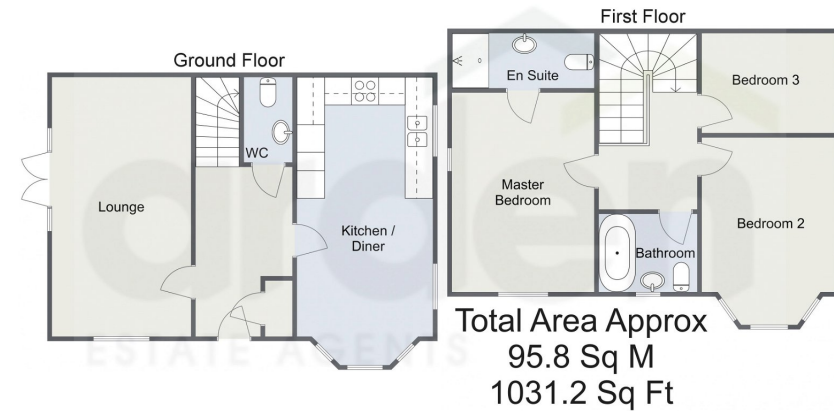


- Three Bedrooms
- Lounge with Feature Fireplace
- Entrance Hall
- Off Road Parking
- Open Plan Kitchen/Diner with Integrated Appliances
- Family Bathroom/Ensuite to Master/Downstairs WC
- Rear Garden





Hawker Close, Birmingham



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 beautifully presented, three-bedroom detached residence in Longbridge, Birmingham. This inviting home boasts an expansive open-plan kitchen and dining area, a generously sized lounge, a luxurious en-suite in the master bedroom, a convenient downstairs WC, and a lovely rear garden.

2/26/24, 5:17 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

1, Hawker Close BIRMINGHAM B11 2JL	Energy rating B	Valid until 5 June 2029
Certificate number: 0362-3846-7364-9001-9117		

Property type: Detached house
Total floor area: 97 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-standards-landlords) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords>).

Energy rating and score

The graph shows this property's current and potential energy rating.

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

[See how to improve this property's energy efficiency.](#)

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/0362-3846-7364-9001-9117/print> 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.

