



Redhill Road, West Heath, Birmingham, B31 3LD

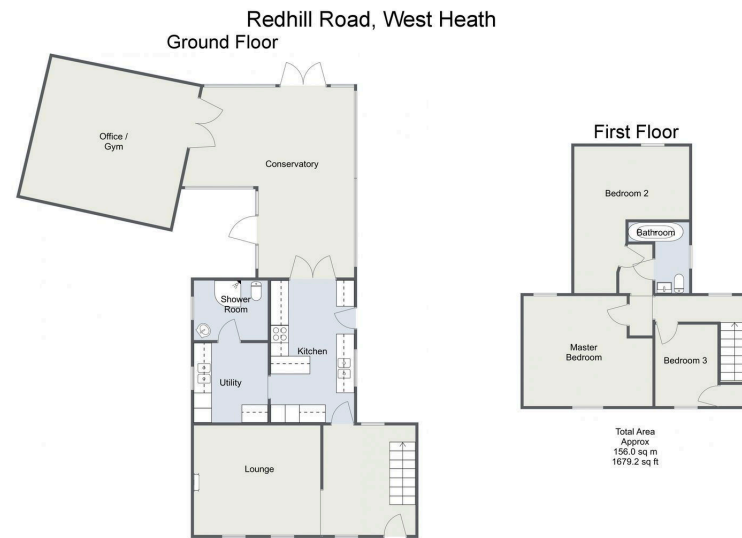
£375,000

3 2 1



- Three Bedrooms
- Shaker Kitchen with Separate Utility Room
- Additional Office/Gym
- Rear Garden
- Built Approximately 200 Years Ago with Character Features including Exposed Beams
- Lounge with Feature Fireplace
- Large L-Shaped Conservatory
- Modern Family Bathroom and Ground Floor Shower Room
- Driveway and Detached Double Garage
- No Upward Chain





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 charming and character-filled three-bedroom detached cottage, built circa 200 years ago, offered with no upward chain. The property boasts exposed beams throughout, a Shaker-style kitchen, a cosy lounge, a modern bathroom, and a spacious conservatory. Additional highlights include a versatile gym/office space in the converted double garage space, ample off-road parking, and a sizeable rear garden all situated in the desirable area of West Heath, Birmingham.

8/16/24, 10:52 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
28 Redhill Road West Heath Birmingham B21 3LD	Energy rating D	Valid until 15 August 2034																																
		Certificate number 6008-8953-9622-5497-3843																																
Property type Total floor area	Detached house 103 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/landlords-on-the-regulations-and-exemptions																																		
Energy rating and score																																		
This property's energy rating is D. It has the potential to be C.																																		
See how to improve this property's energy efficiency.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</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>← D</td> <td>← C</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	92-100	A			81-91	B			69-80	C			55-68	D	← D	← C	39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p>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.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
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<https://www.energy-certificates.service.gov.uk/energy-certificates/6008-8953-9622-5497-3843?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.

