



232 Fairfax Road, West Heath, Birmingham, B31 3RT

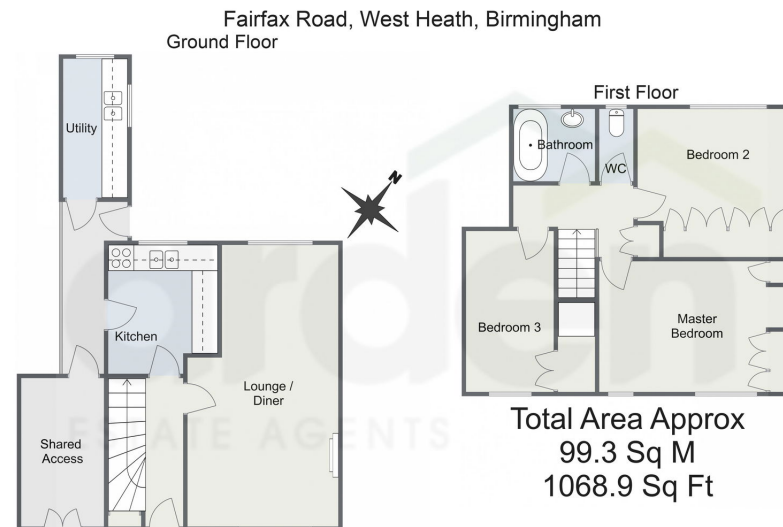
Offers Over £195,000

3 1 1



- Three Bedrooms
- Kitchen
- Family Bathroom
- Close To Amenities
- Lounge / Diner
- Utility Room
- Separate Wc
- Good Transport Links





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.

This charming three-bedroom mid-terraced house is located in a pleasant residential area and offers a functional and spacious living arrangement, ideal for a growing family. While in average condition, the property presents great potential for modernisation and customisation to suit your personal tastes.

9/15/24, 4:43 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
222 Fairfax Road BIRMINGHAM B11 1R	Energy rating C	Valid until 24 September 2033																																
		Certificate number 2054-9338-6201-5487-4226																																
Property type Total floor area	Mid-terrace house 77 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-who-are-letting-property) or minimum energy efficiency standard (landlord guidance) .																																		
Energy rating and score																																		
This property's energy rating is C. It has the potential to be B.																																		
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></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	92-100	A			81-91	B			69-80	C			55-68	D			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://find-energy-certificates.service.gov.uk/energy-certificates/2054-9338-6201-5487-4202?print=true>

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.

