



The logo for Arden Estate Agents, featuring a green house icon above the word "arden" in a bold, white, sans-serif font, with "ESTATE AGENTS" in a smaller, white, sans-serif font below it.

arden
ESTATE AGENTS

It's who
you move
with.

The Pines, Rednal, Birmingham, B45 9FF

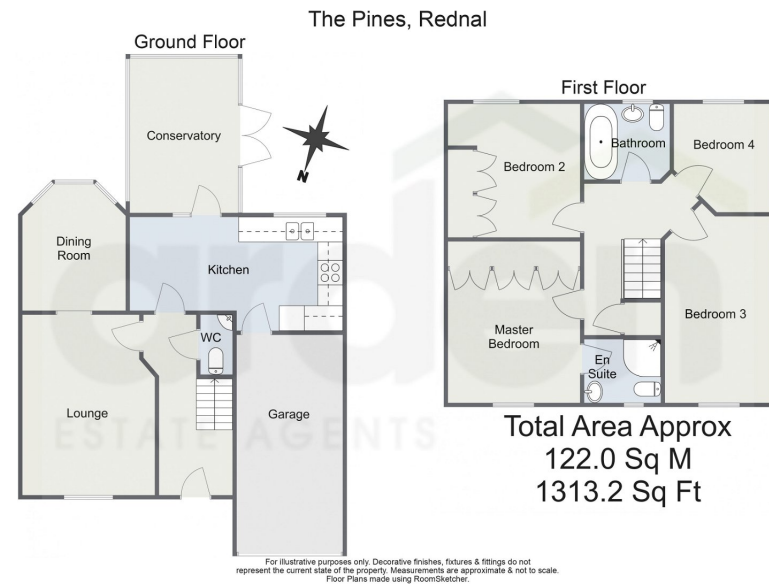
£390,000

4 2 2



- Four Bedrooms
- Kitchen
- Conservatory
- Two Bathrooms
- Driveway for Off Road Parking with Integral Garage
- Spacious Lounge with Gas Fire
- Dining Room with Bay Window
- Downstairs WC
- Front and Rear Gardens
- Open Porch





Introducing a beautiful four-bedroom detached home in the desirable area of Rednal, Birmingham. This well presented property features a spacious lounge, a kitchen, a charming conservatory, two elegant bathrooms, a convenient downstairs WC, and off-road parking complemented by an integral garage. The home also boasts a lovely front and rear garden, perfect for relaxation and outdoor activities.

6/24, 10:15 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

| Energy performance certificate (EPC) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---------------------------------------|--|---------------|---------|-----------|--------|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|--|--|------|---|--|--|--|
| 5 The Pines Rednal Birmingham B95 9P* | Energy rating C | Valid until: 3 June 2024 Certificate number: 6000-7641-0722-8305-3643 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Property type Detached house | Total floor area 102 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 . | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Energy rating and score | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| This property's energy rating is C. It has the potential to be B. | | The graph shows this property's current and potential energy rating. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <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 | | | For properties in England and Wales: the average energy rating is D the average energy score is 60 |
| Score | Energy rating | Current | Potential | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 92-100 | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 81-91 | B | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 69-80 | C | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 55-68 | D | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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<https://find-energy-certificates.service.gov.uk/energy-certificates/6000-7641-0722-8305-3643?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.

