



Reaside Drive, Rednal, Birmingham, B45 9WL

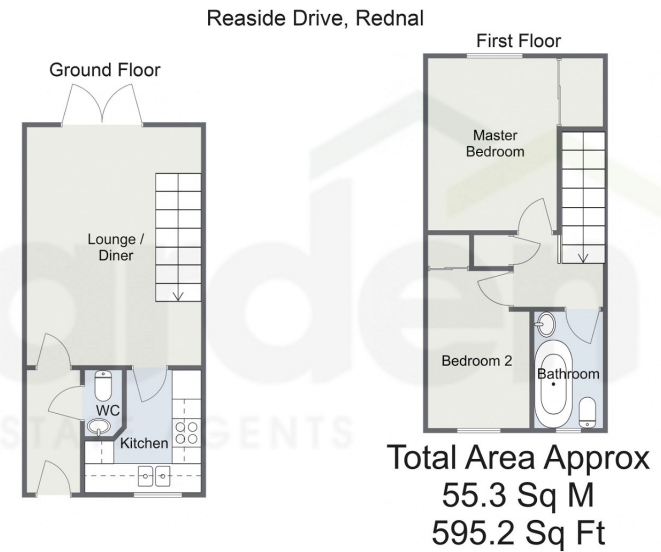
£195,000

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- Two Bedrooms
- Kitchen with Integrated Appliances
- Downstairs WC
- Rear Garden
- Spacious Lounge/Diner
- Family Bathroom
- Entrance Hall
- Two Parking Spaces





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 terraced property boasts two generously sized bedrooms and is nestled in the charming locale of Rednal, Birmingham. Its inviting interior features a spacious lounge/diner, a well-appointed kitchen, a convenient downstairs WC, and a family bathroom. Completing this residence is a rear garden complemented by two allocated parking spaces.

27/04, 9:10 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
26 Reaside Drive Rednal B37 0JH BPS WVC	Energy rating C	Valid until: 27 February 2034 Certificate number: 9834-4422-3300-6038-5228																																
Property type	Mid-terrace house																																	
Total floor area	55 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-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+</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+	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
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<https://find-energy-certificates.service.gov.uk/energy-certificates/9834-4422-3300-6038-5228?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.

