



Fairway Drive, Rednal, Birmingham, B45 9QS

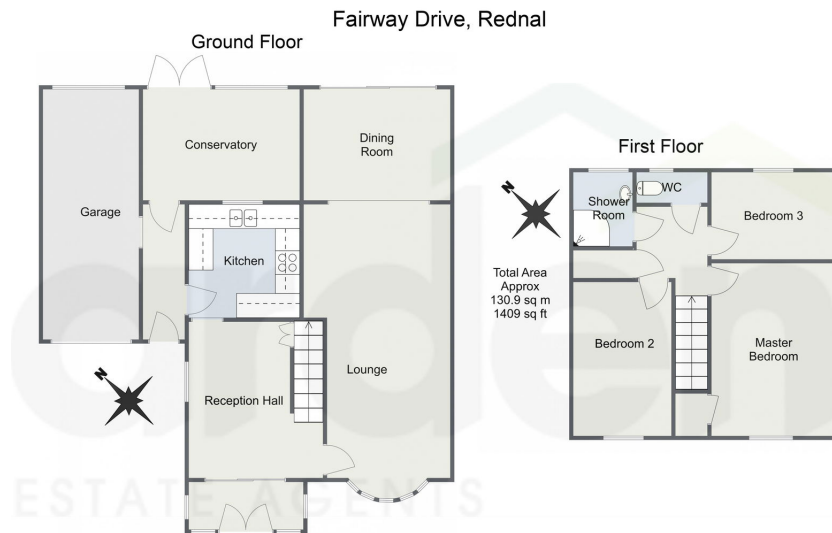
Offers Over £285,000

3 1 1



- NO ONWARD CHAIN
- Kitchen
- Conservatory
- Front and Rear Garden
- Garage
- Three Bedrooms
- Spacious Lounge / Diner
- Shower Room
- Driveway for Off Road Parking
- Situated in a sought after location at the foot of the Lickey Hills country park





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.

NO ONWARD CHAIN

Introducing a three-bedroom semi-detached property brimming with potential for modernization. This home features a driveway for off-road parking, a garage, a kitchen, a spacious lounge/diner, a conservatory, a shower room, and both front and rear gardens. Located in Rednal, Birmingham, this property offers ample opportunity to create your ideal living space.

82924_334_PM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																			
5 Fairway Drive Rednal B62 9QS	Energy rating B	Valid until 28 August 2034	Certificate number 2169-6238-0140-0000-1225																																
Property type Total floor area	Semi-detached house 94 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-own-a-property-what-minimum-energy-efficiency-standard-landlord-guidance .																																			
Energy rating and score																																			
This property's energy rating is B. 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-certificate.service.gov.uk/energy-certificate/2169-6238-0140-0000-1225?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.

