



 arden
ESTATE AGENTS

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Groveley Lane, Birmingham, B31 4QH

Guide Price £400,000

5 1 3



- Five Bedrooms
- Kitchen/Diner
- Downstairs Shower Room
- Ensuite to all Bedrooms
- Workshop and Summerhouse
- Three Reception Rooms
- Utility Space
- Downstairs WC
- Rear Garden
- Off Road Parking and Integral Garage





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.

Nestled in Longbridge, this charming five-bedroom semi-detached residence exudes traditional charm and comfort. Boasting a tranquil setting, the property features three spacious reception rooms, including an extended kitchen/diner perfect for entertaining guests. A convenient utility space and a downstairs shower room while an integral garage and off road parking provides security. Each bedroom is graced with its own ensuite, ensuring privacy and luxury for all occupants.

2202204 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
56 Groveley Lane B15 2JAM B15 2JN	Energy rating E	Valid until 19 August 2031																																
Property type		Semi-detached house																																
Total floor area		140 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-standard-landlords																																		
Energy rating and score This property's energy rating is E. It has the potential to be B. See how to improve this property's energy efficiency.		The graph shows this property's current and potential energy rating. 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. 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/2403-3009-6208-2339-G04?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.

