



# Chapelfield Mews, Rubery, Birmingham, B45 9EE

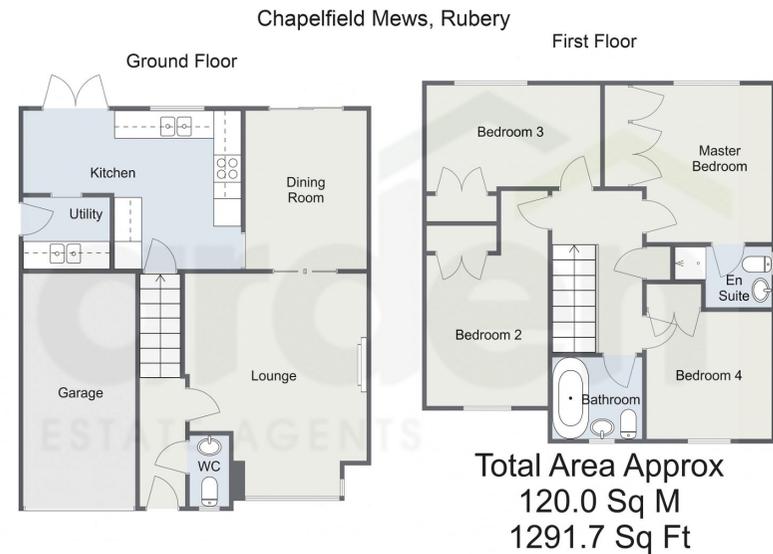
Offers Over £415,000

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- Four Bedrooms
- Kitchen with Integrated Appliances
- Family Bathroom and Ensuite
- Rear Garden
- Lounge with Feature Fireplace
- Dining Room
- Downstairs WC
- Off Road Parking with 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.

Presenting an exquisite four-bedroom residence nestled in Rubery, Birmingham. This home boasts an expansive lounge adorned with a captivating feature fireplace, a welcoming dining room, a well-appointed kitchen, a convenient downstairs WC, a modern family bathroom, and a charming rear garden.

22054, 5:10 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

| Energy performance certificate (EPC)   |                           |   |           |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
|--|---------------------------|---|-----------|---------------|---------|-----------|-----|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|--|--|------|---|--|--|
| 2 Chapelfield Mews<br>Rubery<br>Birmingham B95 9EJ   | Energy rating<br><b>C</b> | Valid until: 23 February 2034<br>Certificate number: 8734-4222-2300-6624-5222 |           |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| Property type  | Detached house            |   |           |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| Total floor area   | 112 square metres         |   |           |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| <b>Rules on letting this property</b>  |                           |   |           |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| Properties can be let if they have an energy rating from A to E.   |                           |   |           |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance">guidance for landlords on the regulations and exemptions</a> .<br><a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance</a>   |                           |   |           |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| <b>Energy rating and score</b>   |                           |   |           |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| The graph shows this property's current and potential energy rating.   |                           |   |           |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| This property's energy rating is C. It has the potential to be B.  |                           |   |           |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| <a href="#">See how to improve this property's energy efficiency.</a>  |                           |   |           |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |
| <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 |  |  |
| 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:<br>the average energy rating is D<br>the average energy score is 60   |                           |   |           |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |      |   |  |  |

<https://find-energy-certificates.service.gov.uk/energy-certificates/8734-4222-2300-6624-5222/print#view>

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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.



**arden**  
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