



Rednal Hill Lane, Rednal, Birmingham, B45 9LJ

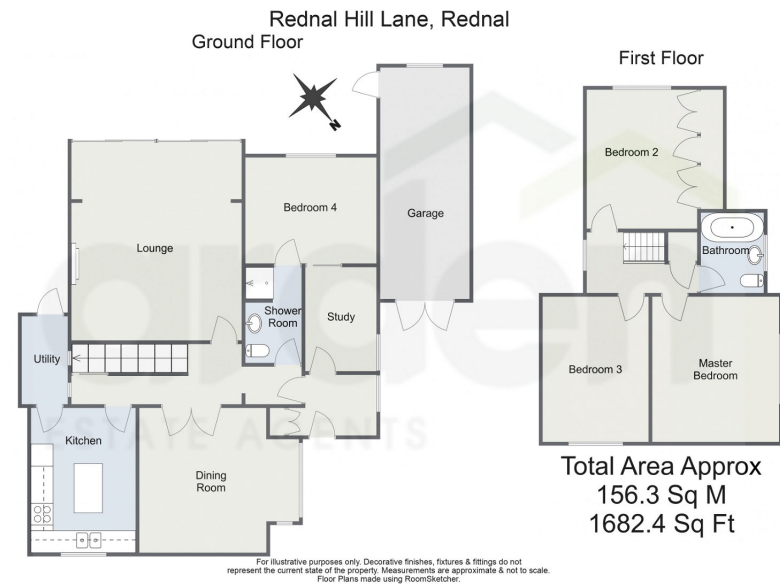
Offers Over £375,000

4 2 4



- Four Bedrooms
- Kitchen with Integrated Appliances
- Utility Room
- Two Bathrooms
- Garage
- Spacious Lounge
- Dining Room
- Study
- Rear Garden
- Driveway for a Number of Vehicles





Discover the charm of this classic four-bedroom end-of-terrace home nestled in the heart of Rubery, Birmingham. Boasting a convenient driveway for a number of vehicles, this property welcomes you with its spacious lounge, well-appointed kitchen, dining room, practical utility room, and two bathrooms. Step outside to the tranquil rear garden, complete with access to the garage.

5/13/24, 10:10 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

<p>45 Rednal Hill Lane Rednal BIRMINGHAM B37 5JL</p>	<p>Energy rating D</p>	<p>Valid until 9 May 2034</p>
<p>Property type End-terrace house</p>	<p>Total floor area 141 square metres</p>	<p>Certificate number 9902-5817-4205-4864-8204</p>

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-landlord) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[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

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.

