



Leach Green Lane, Rednal, Birmingham, B45 8EL

Offers Over £385,000

3 1 2



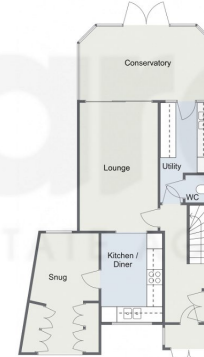
- Three Bedrooms
- Kitchen
- Utility Room
- Family Bathroom & Downstairs WC
- Off Road Parking
- Lounge
- Snug Room
- Conservatory
- Rear Garden with Summer House
- Close to Amenities





Leach Green Lane, Rednal

Ground Floor



First Floor



Total Area Approx
121.5 Sq M
1307.8 Sq Ft

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.

Impeccably designed, this three-bedroom detached residence in Rednal, Birmingham, presents an inviting array of features. Boasting a spacious lounge, a well-appointed kitchen, a tastefully converted snug room, a bright conservatory, a convenient utility room, and a modern family bathroom, it offers a harmonious blend of comfort and functionality. Outside, a meticulously maintained low-maintenance rear garden completes this idyllic property, perfect for both relaxation and entertaining.

Energy performance certificate (EPC)																																		
159 Leach Green Lane Rednal B24 7JH B80 8EL	Energy rating C	Valid until: 8 February 2034 Certificate number: 6111-3034-3032-8244-7204																																
Property type	Detached house																																	
Total floor area	89 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-landlords-guidance																																		
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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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.

