



Bilberry Drive, Rednal, Birmingham, B45 9QY

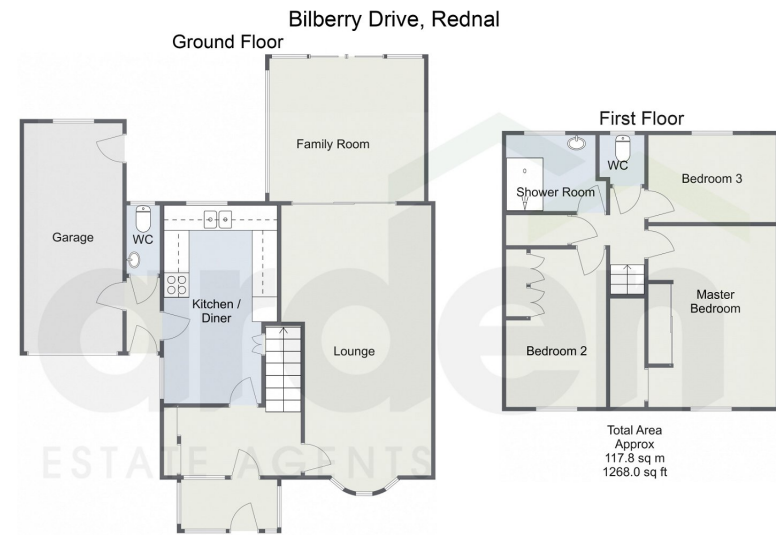
Offers In Region Of £325,000

3 1 1



- Three Bedrooms
- Kitchen/Diner with Integrated Appliances
- Shower Room
- Front and Rear Garden
- Integral Garage
- Lounge with Log Burner
- Conservatory
- Downstairs WC
- Driveway for Off Road Parking
- Secured Porch





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 a charming three-bedroom semi-detached home in Rednal, Birmingham. Features include a driveway with off-road parking, integral garage, spacious lounge with a log burner, kitchen/diner, downstairs WC, conservatory, and beautiful front and rear gardens. Ideal for comfortable living and conveniently located.

3/21/24, 9:22 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

4 Bilberry Drive Rednal BIRMINGHAM B37 3DY	Energy rating C	Valid until 11 March 2034
		Certificate number #726-5015-6207-0674-8200

Property type	Semi-detached house
Total floor area	85 square metres

Rules on letting this property

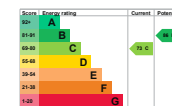
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. 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

<https://find-energy-certificates.service.gov.uk/energy-certificates/726-5015-6207-0674-8200/printview>

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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.

