





Windmill Avenue, Rubery, Birmingham, B45 9ST

£350,000

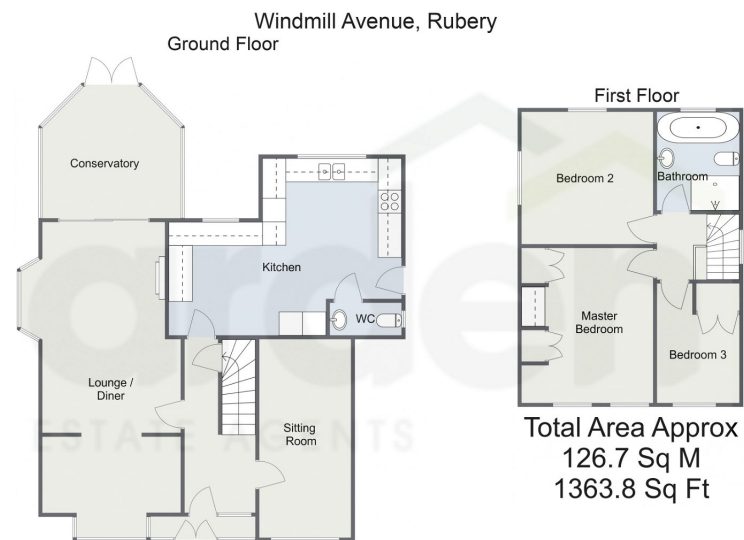
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- Three Bedrooms
- Sitting Room
- Conservatory
- Downstairs WC
- Rear Garden with Car Port
- Lounge/Diner
- Kitchen
- Family Bathroom
- Driveway for Off Road Parking





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 the heart of Rubery, Birmingham, this detached three-bedroom property presents two reception rooms, an expansive kitchen, and a welcoming conservatory, this home offers ample space for living and entertaining. Convenience is key with the inclusion of a downstairs WC and a family bathroom. Outside, a delightful south-facing rear garden provides a tranquil outdoor retreat, completing the allure of this charming residence.

3/24 1:03 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
75 Windmill Avenue Rubery Bristol (B15) 95T	Energy rating <b>C</b>	Valid until: 3 March 2034 Certificate number: 6548-3035-5207-7264-5204
Property type	Detached house	
Total floor area	116 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-landlords">guidance for landlords on the regulations and exemptions</a> . <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords</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 C.		
<a href="#">See how to improve this property's energy efficiency.</a>		
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/6548-3035-5207-7264-5204?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.



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