



The logo for Arden Estate Agents, featuring a green house icon above the word "arden" in a bold, white, sans-serif font. Below "arden" is the text "ESTATE AGENTS" in a smaller, white, sans-serif font.

**arden**  
ESTATE AGENTS

It's who  
you move  
with.



# Primrose Park Road , Kings Norton, Birmingham , B38 9FF

£280,000

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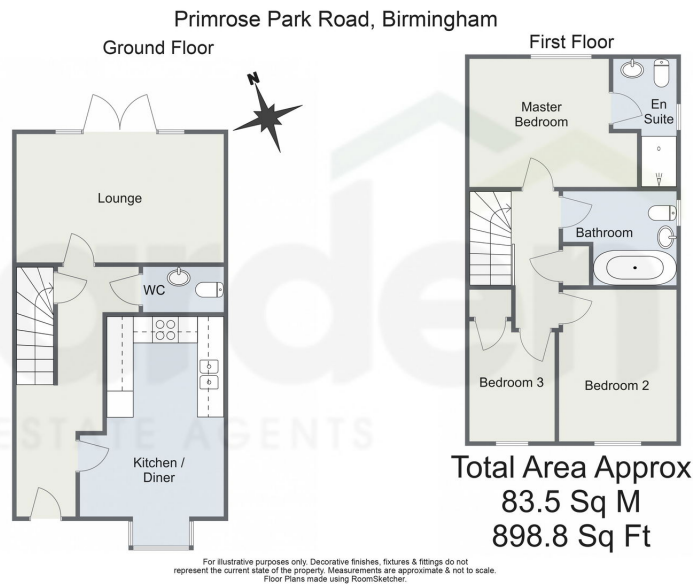


- Three Bedrooms
- Spacious Lounge
- Modern Open Plan Kitchen / Diner
- Downstairs WC
- Family Bathroom
- En-Suite to Master Bedroom
- Rear Garden
- Driveway for Off Road Parking





Introducing this well maintained three-bedroom semi-detached home, featuring a spacious lounge, modern open-plan kitchen/ diner, convenient downstairs WC, en-suite to the master bedroom, contemporary family bathroom, generously sized rear garden, and off-road parking. Ideally situated in the sought-after area of Kings Norton, Birmingham.



10/04/24 5:24 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
19 Primrose Park Road Birmingham B38 8PF	Energy rating <b>B</b>	Valid until: 19 August 2031 Certificate number: 4208-7605-0332-6028-3893
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/landlords-private-rented-property-current-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/landlords-private-rented-property-current-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's energy rating is B. It has the potential to be A.

[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/4208-7605-0332-6028-3893/print-view

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.

