



# Hawker Close, Longbridge , Birmingham, B31 2GU

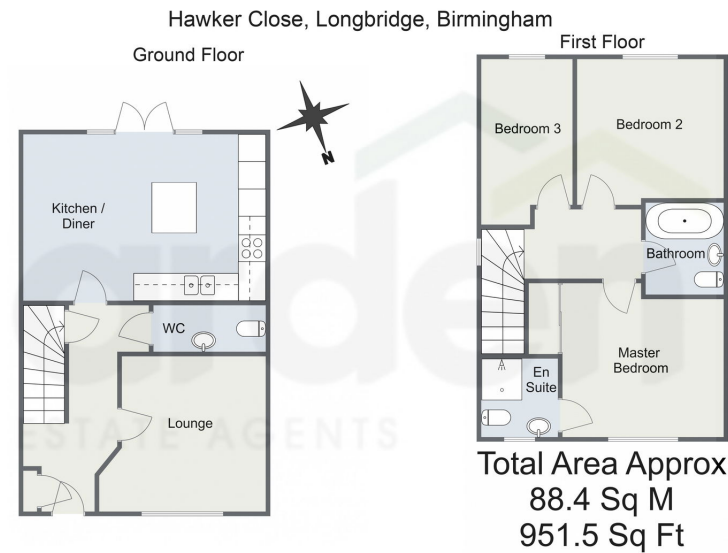
Offers Over £325,000

3 2 1



- Three Bedrooms
- Expansive Open Plan Kitchen / Diner
- Family Bathroom
- Rear Garden
- Entrance Hall
- Light and Airy Lounge
- Downstairs WC
- En-Suite Shower Room to Master Bedroom
- Driveway for Off Road Parking
- Close to Amenities





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.

Introducing this beautifully presented three-bedroom semi-detached home, offering a private driveway for off-road parking. The property features a welcoming lounge, an expansive and modern open-plan kitchen/diner, a convenient downstairs WC, and a thoughtfully landscaped rear garden. Situated in the popular area of Longbridge, Birmingham.

10/21/24 9:33 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
41, Hawker Close BIRMINGHAM B11 2JQ	Energy rating <b>B</b>	Valid until 13 March 2029
		Certificate number 0568-3834-7174-0391-0395
Property type	End terrace house	
Total floor area	90 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="#">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/landlords-who-are-letting-property">https://www.gov.uk/guidance/landlords-who-are-letting-property</a> ) or <a href="#">minimum energy efficiency standard (landlord guidance)</a> .		
Energy rating and score		
This property's energy rating is B. It has the potential to be A.		
<a href="#">See how to improve this property's energy efficiency</a> .		
		<p>The graph shows this property's current and potential energy rating.</p> <p>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.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>

<https://find-energy-certificates.service.gov.uk/energy-certificates/0568-3834-7174-0391-0395?print=true>

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.

