



Groveley Lane, West Heath, Birmingham, B31 4QA

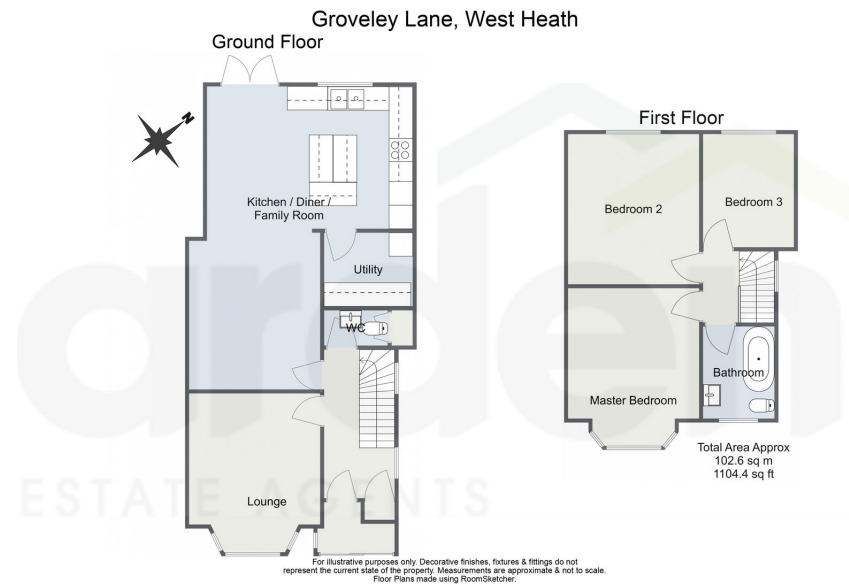
Offers Over £325,000

3 1 2



- Three Bedrooms
- Lounge
- Utility Room
- Rear Garden
- Close To Amenities
- Open Plan Kitchen / Diner / Family Room
- Modern Family Bathroom
- Downstairs WC
- Block Paved Driveway for Off Road Parking
- Train Station Close by





An extended and well presented three-bedroom semi-detached home featuring a driveway for off-road parking, an impressive open-plan kitchen/diner/family room, a cosy lounge, a contemporary family bathroom, and a sunlit south-east facing rear garden. Situated in the sought-after area of West Heath, Birmingham, this property offers the perfect blend of style and comfort.

10/12/24, 2:15 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
131 Groveley Lane BIRMINGHAM B31 4QB	Energy rating D	Valid until 12 September 2034																																
		Certificate number 0434-3041-6201-6094-6209																																
Property type	Semi-detached house																																	
Total floor area	93 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-on-the-requirements-and-exemptions#energy-efficiency-standards-landlord-guidance																																		
Energy rating and score																																		
This property's energy rating is D. 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>92-100</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>44</td> <td>55</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	92-100	A			81-91	B			69-80	C			55-68	D	44	55	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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<https://find-energy-certificate.service.gov.uk/energy-certificates/0434-3041-6201-6094-6209/print>

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.

