



Leach Green Lane, Rednal, Birmingham, B45 8EH

£425,000

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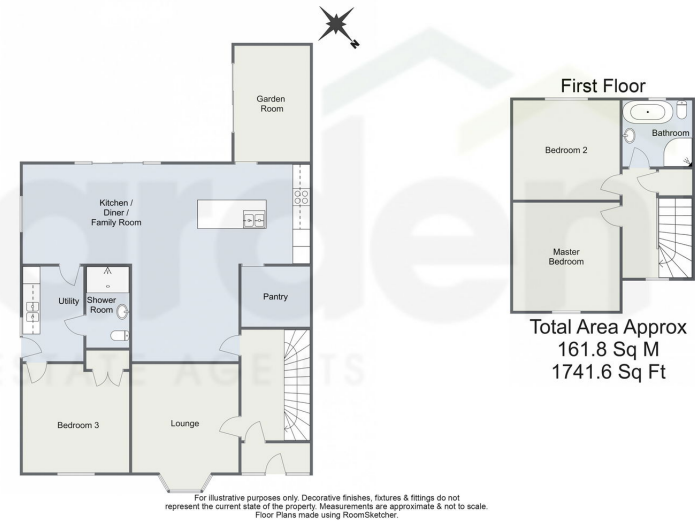


- Three Bedrooms
- Lounge
- Pantry
- Two Bathrooms
- Off Road Parking for Multiple Vehicles
- Expansive and Modern Open Plan Kitchen / Dining and Family Room
- Garden Room
- Utility Area
- Rear Garden
- Extended at the side and the rear





Leach Green Lane, Birmingham
Ground Floor



Introducing this stunning, fully refurbished three-bedroom semi-detached home, thoughtfully extended to the side and rear to create an impressive, contemporary living space as well as being fully electric. The property boasts off-road parking for multiple vehicles and features a spacious, modern open-plan kitchen, dining, and family room with a breakfast island and sleek electric blinds, perfect for entertaining. With two reception rooms, a utility room, and two stylish shower rooms, this home offers both comfort and convenience. The beautifully landscaped rear garden adds to the property's appeal, all situated in the desirable area of Rednal, Birmingham.

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

Energy performance certificate (EPC)		
130 Leach Green Lane Rednal Birmingham B95 6EH	Energy rating F	Valid until 11 November 2031
Property type Semi-detached house	Certificate number 7798-2023-6422-7098-1993	
Total floor area 102 square metres		

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-estate-letting-energy-efficiency-standards-and-exemptions) (<https://www.gov.uk/guidance/domestic-estate-letting-energy-efficiency-standards-and-exemptions>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be C.

[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

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.

