



# Woodcock Close, Northfield, Birmingham, B31 5EL

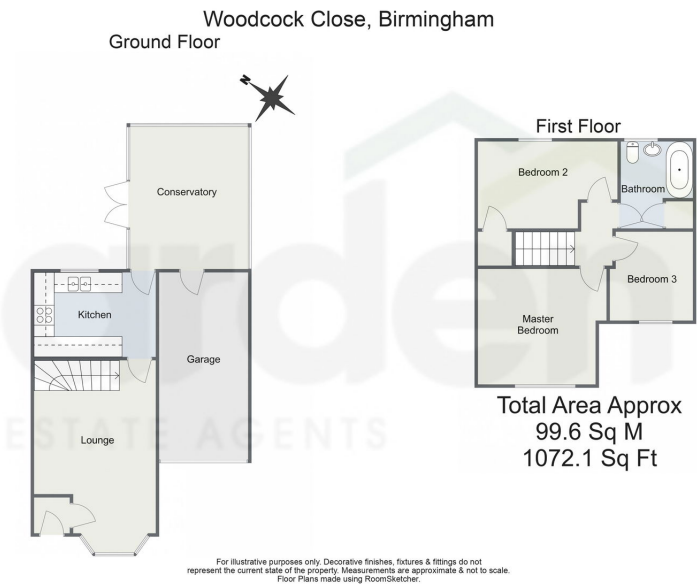
£280,000

3 1 1



- Three Bedrooms
- Kitchen
- Modern Family Bathroom
- Off Road Parking
- Spacious Lounge
- Conservatory
- Rear Garden
- Garage





Presenting this charming three-bedroom terraced home, offering the convenience of off-road parking and a garage. The property features a spacious lounge, a well-appointed kitchen, a bright conservatory, a stylish family bathroom, and a private rear garden. Situated in the desirable area of Northfield, Birmingham, this home is ideal for those seeking comfort, space, and accessibility.

10/24, 11:33 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																			
40 Woodcock Close BIRMINGHAM B11 5SE	Energy rating <b>C</b>	Valid until 4 October 2034	Certificate number 6305-4364-9022-1300-3396																																
Property type	Mid-terrace house																																		
Total floor area	71 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="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions">https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions</a> ).																																			
Energy rating and score																																			
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																	
<a href="#">See how to improve this property's energy efficiency.</a>		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></td> <td></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			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-certificates.service.gov.uk/energy-certificates/6305-4364-9022-1300-3396?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.

