



Beech Farm Croft, Northfield, Birmingham, B31 2LG

Offers Over £400,000

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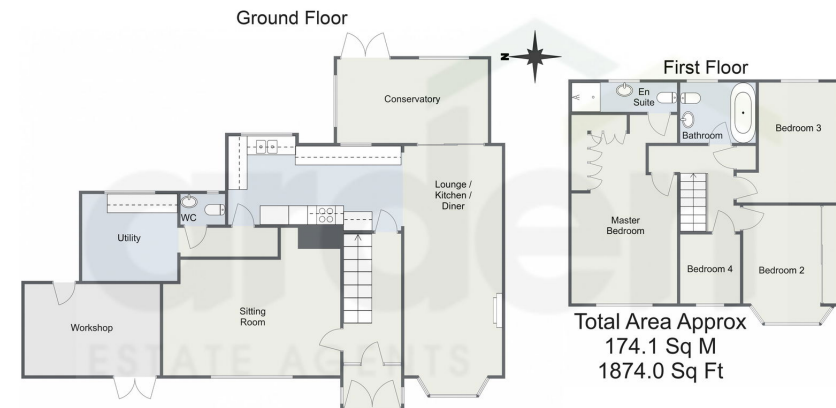


- Four Bedrooms
- Open Plan Lounge / Kitchen / Diner
- Sitting Room
- Conservatory
- Utility Room
- Downstairs WC
- Family Bathroom
- En-suite to Master Bedroom
- Rear Garden
- Driveway for Off Road Parking





Beech Farm Croft, Northfield, Birmingham



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 a great opportunity to purchase this semi detached, rear extended and fully refurbished family home offering four bedrooms, modern open plan lounge / kitchen / diner, second reception room, conservatory, en-suite to master bedroom, driveway for off road parking and a landscaped rear garden situated in Northfield, Birmingham.

92524, 11:57 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

| Energy performance certificate (EPC) | | |
|---|---------------------------|---|
| 2 Beech Farm Croft BIRMINGHAM B11 2AG | Energy rating D | Valid until: 19 July 2027 Certificate number: 6533-7923-5819-6271-8996 |
| 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 rating and score | | |
| The graph shows this property's current and potential energy rating. | | |
| This property's energy rating is D. It has the potential to be C. | | |
| 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 | | |
| Score | Energy rating | Current Potential |
| 80+ | A | |
| 69-79 | B | |
| 55-68 | C | |
| 45-54 | D | 41-54 |
| 35-44 | E | |
| 23-34 | F | |
| 1-22 | G | |

<https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions>

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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.

