



Beacon Close, Rubery, Birmingham, B45 9DA

£299,950

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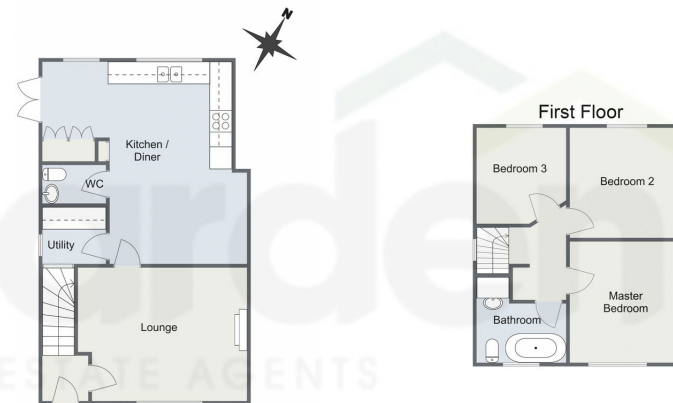


- Three Bedrooms
- Spacious Lounge
- Downstairs WC
- Landscaped Rear Garden
- Entrance Hall
- Extended Open Plan Kitchen / Diner
- Utility Room
- Family Bathroom
- Driveway for Off Road Parking
- Open Porch





Beacon Close, Rubery, Birmingham
Ground Floor



Total Area Approx
86.1 Sq M
926.8 Sq Ft

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.

NO ONWARD CHAIN

Presenting this beautifully rear-extended and fully refurbished three-bedroom semi-detached home, offering modern living with a stunning contemporary open-plan kitchen/diner that overlooks the rear garden. The property also features a spacious lounge, a convenient downstairs WC, a utility room, a driveway providing off-road parking, and a well-maintained rear garden. Situated in the desirable area of Rubery, Birmingham.

10/10/24, 1:54 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
21 Beacon Close Rubery District B50 3AN	Energy rating F	Valid until 12 April 2028
		Certificate number 0051-2872-7943-9498-3221
Property type	Semi-detached house	
Total floor area	59 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-private-rented-property-minimum-energy-efficiency-standards-and-exemptions) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-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 B.

[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.

