



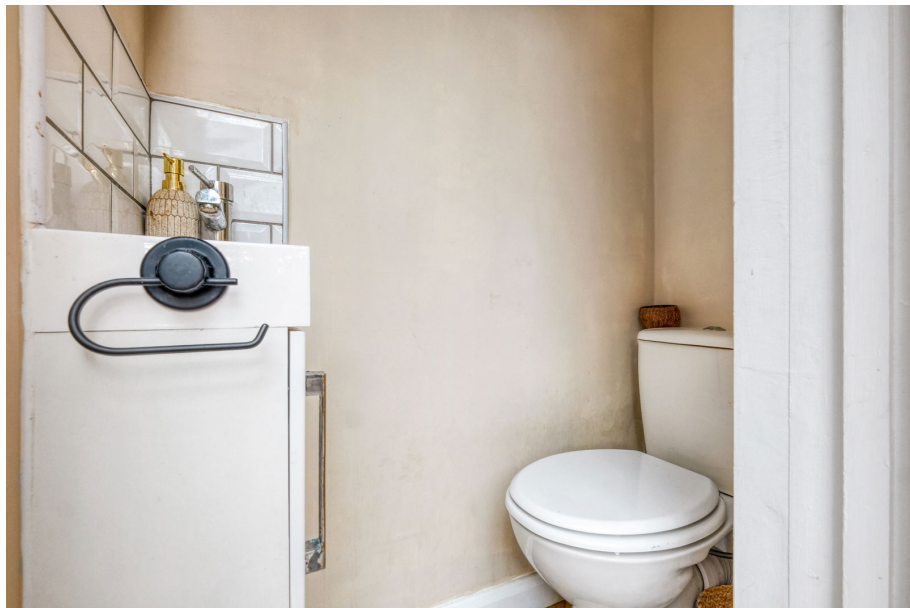
Church Hill, Northfield, Birmingham, B31 2JB

Offers Over £385,000

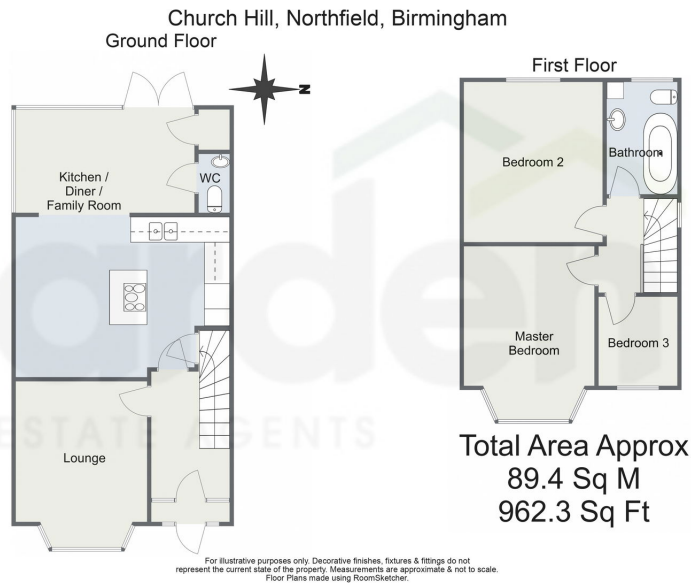
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- Three Bedrooms
- Spacious Lounge
- Beautiful Open Plan Kitchen / Diner and Family Room
- Utility Room
- Downstairs WC
- Landscaped Rear Garden
- Driveway for Off Road Parking
- Secured Porch and Entrance Hall



Introducing this stunning, three-bedroom detached home, nestled in the sought-after area of Northfield, Birmingham. This property boasts a contemporary open-plan kitchen, dining area, and family room, perfect for modern living and entertaining. It also features a charming, cosy lounge, a convenient utility room, downstairs WC and a lovely landscaped rear garden.



10/10/24 4:28 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
74 Church Hill Northfield B31 2JE	Energy rating D	Valid until: 16 October 2034
		Certificate number: 6728-8002-0317-3094-1433
Property type	Detached house	
Total floor area	95 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/can-i-let-my-property-with-a-low-energy-efficiency-standard-landlord-guidance).

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Energy rating and score

This property's energy rating is D. 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

<https://find-an-energy-certificate.service.gov.uk/energy-certificates/7225-8002-0317-3094-1433?print=true>

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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.



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