



**arden**
ESTATE AGENTS

It's who
you move
with.

Ivyleaf Close, Wirehill, Redditch B98 7UE

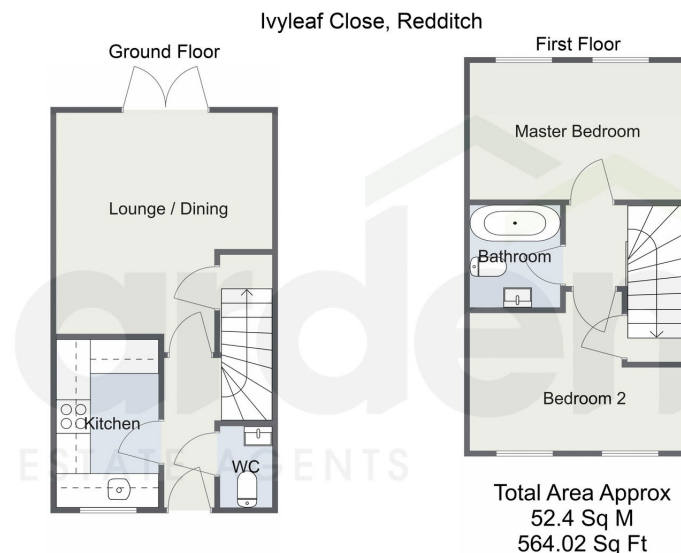
Offers Over £225,000

🛏️ 2 🚿 1 🚗 1



- Modern Mid Terrace Property • Two Double Bedrooms
- Lounge/ Diner
- Bathroom and Guest WC
- Allocated Parking
- Modern Kitchen
- Low Maintenance Garden
- Stylish Interiors





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.

A modern and very well presented two double bedroom mid-terrace house, boasting stylish interiors, a low maintenance rear garden and allocated parking, situated in Wirehill.

Energy performance certificate (EPC)

6, Ivyleaf Close REDDITCH BB9 7UE	Energy rating B	Valid until: 7 November 2028
		Certificate number: 9769-3818-7695-9308-2141
Property type	Mid-terrace house	
Total floor area	58 square metres	

Rules on letting this property

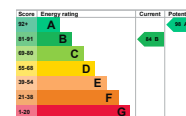
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[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:

01527 540 654

Alternatively, you can scan the QR to view all of the details of this property online.

