



Burford Park Road, Kings Norton, Birmingham, B38 8PB

Offers Over £300,000

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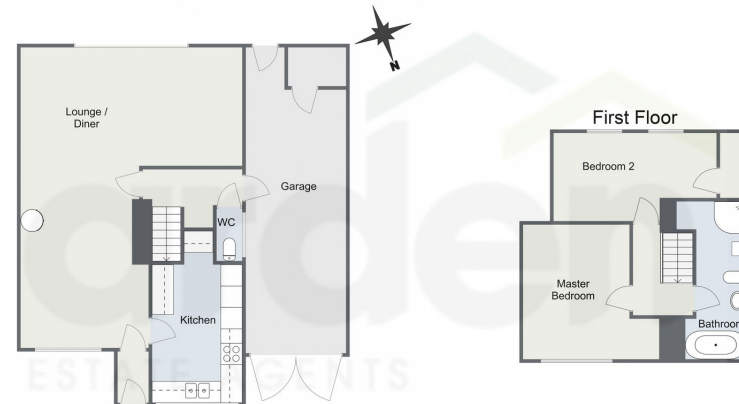


- Two Bedrooms
- Modern Kitchen
- Family Bathroom
- Driveway for Off Road Parking
- Spacious Lounge / Diner
- Downstairs WC
- Rear Garden
- Garage





Burford Park Road, Kings Norton, Birmingham
Ground Floor



Total Area Approx
119.3 Sq M
1284.1 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.

Introducing this charming two-bedroom detached dormer bungalow, located in the desirable area of Kings Norton, Birmingham. This property boasts a spacious lounge/diner, a modern kitchen, a convenient downstairs WC, and a family bathroom. Outside, the home features a rear garden perfect for relaxing or entertaining, along with a driveway offering off-road parking and access to a garage.

10/10/24 9:24 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
2 Burford Park Road BIRMINGHAM B36 9PS	Energy rating C	Valid until 11 October 2034																																
		Certificate number 6334-7620-3409-0762-2296																																
Property type	Detached bungalow																																	
Total floor area	109 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-regulations-and-exemptions																																		
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.																																
See how to improve this property's energy efficiency.		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/6334-7620-3409-0762-2296?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.

