



Longhurst Croft, West Heath, Birmingham, B31 4SQ

Offers Over £335,000

4 2 2

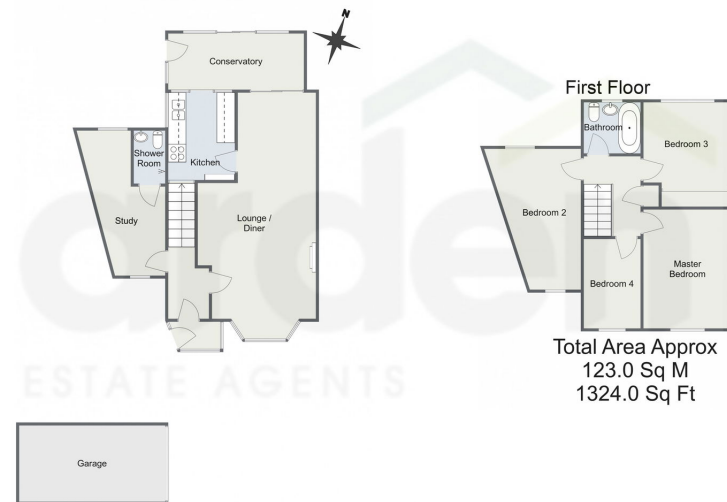


- Four Bedrooms
- Kitchen
- Conservatory
- Off Road Parking
- Close To Amenities
- Lounge / Diner
- Study / Bedroom with a Shower Room
- Family Bathroom
- Garage
- Good Transport Links





Longhurst Croft, West Heath, Birmingham
Ground Floor



Total Area Approx
123.0 Sq M
1324.0 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.

This well-proportioned four-bedroom semi-detached home offers a great opportunity for buyers looking to add their personal touch. Situated in a sought-after residential area, the property provides versatile living space ideal for growing families or those needing room to work from home.

10/10/24, 3:31 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
44 Longhurst Croft BIRMINGHAM B37 4SD	Energy rating D	Valid until 14 October 2034																																
		Certificate number 6518-7074-3022-0495-7392																																
Property type	Semi-detached house																																	
Total floor area	111 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																																		
This property's energy rating is D. 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>35-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-34</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			35-54	E			21-34	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-certificate.service.gov.uk/energy-certificates/18-7074-3022-0495-7392/print>

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.

