



The logo for Arden Estate Agents, featuring a stylized green house icon above the word "arden" in a bold, lowercase sans-serif font. Below "arden" is the text "ESTATE AGENTS" in a smaller, uppercase sans-serif font.

arden
ESTATE AGENTS

It's who
you move
with.

Hackett Street, Cofton Hackett, Birmingham, B45 8FT

£350,000

3 2 1

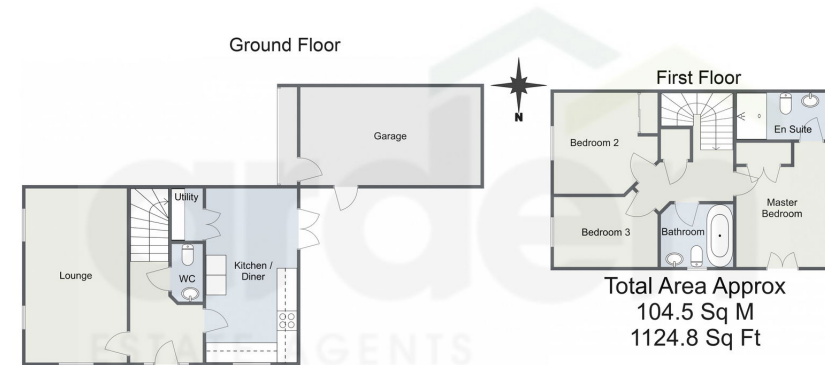


- Three Bedrooms
- Kitchen / Diner
- Downstairs WC
- En-Suite to Master Bedroom
- Close To Amenities
- Lounge
- Utility
- Family Bathroom
- Off Road Parking
- Good Transport Links





Hackett Street, Cofton Hackett



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 beautifully presented three bedroom detached modern home, offered with an attractive kitchen/diner, en suite to the master bedroom, south-west facing landscaped rear garden and off road parking with a garage, situated in Cofton Hackett, Birmingham.

10/12/24 12:45 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
17, Hackett Street Cofton Hackett B26 9PT	Energy rating B	Valid until: 21 November 2029																																
		Certificate number: 9968-3872-7099-9821-2835																																
Property type	Detached house																																	
Total floor area	87 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-efficiency-standards-landlord-guidance																																		
Energy rating and score																																		
This property's energy rating is B. It has the potential to be A.		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/9968-3872-7099-9821-2835/print.html

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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.

