



# Raybon Croft, Rednal, Birmingham, B45 9LF

£220,000

3 1 1



- \*NO UPWARD CHAIN\*
- Open Plan Lounge / Diner
- Shower Room
- Driveway for Off Road Parking
- Three Bedrooms
- Kitchen
- Rear Garden
- Close to Amenities



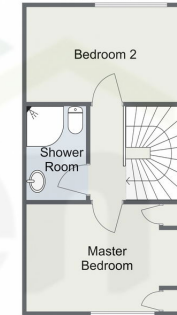


Raybon Croft, Birmingham

Ground Floor



First Floor



Total Area Approx  
73.9 Sq M  
795.5 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.

Presenting this charming three-bedroom semi-detached property, offered with no upward chain. It features a driveway for off-road parking, a spacious open-plan lounge and dining area, a well-equipped kitchen, a modern shower room, and a lovely rear garden. Conveniently located in Rednal, Birmingham, this home is perfect for those seeking comfort and easy living.

9/13/24, 2:47 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
20 Raybon Croft Rednal Birmingham B95 8LJ	Energy rating <b>C</b>	Valid until 13 June 2034																																
		Certificate number 9134-6228-4328-0167-6232																																
Property type	Semi-detached house																																	
Total floor area	114 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions">guidance for landlords on the regulations and exemptions</a> .																																		
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<b>Energy rating and score</b>																																		
This property's energy rating is C. It has the potential to be B.																																		
<a href="#">See how to improve this property's energy efficiency.</a>																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</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+	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p>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.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
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<https://find-energy-certificates.service.gov.uk/energy-certificates/9134-6228-4328-0167-6232?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.

