



Farren Road, Northfield, Birmingham, B31 5HH

Offers Over £285,000

3 1 1



- Three Bedrooms
- Modern Kitchen / Diner and Family Room
- Rear Garden
- Open Porch
- Spacious Lounge
- Family Bathroom
- Block Paved Driveway for Off Road Parking
- Entrance Hall





Farren Road, Northfield, Birmingham

Ground Floor



First Floor



Total Area Approx
109.4 Sq M
1177.6 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 beautifully extended three-bedroom semi-detached home in Northfield, Birmingham. The property offers a spacious lounge, a kitchen/diner with an adjoining family room, a modern family bathroom, and a generously sized, well-maintained rear garden. A block-paved driveway provides convenient off-road parking, making this an ideal family home.

10/2024, 2:43 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

| Energy performance certificate (EPC) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---------------------------|---|---------------|---------|-----------|--------|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|----|----|-------|---|--|--|-------|---|--|--|------|---|--|--|--|
| 27 Farren Road BIRMINGHAM B31 2SA | Energy rating D | Valid until: 18 October 2031 Certificate number: 5239-9626-9109-0201-0292 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Property type | Semi-detached house | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total floor area | 82 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 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>43</td> <td>53</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 | 43 | 53 | 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 |
| Score | Energy rating | Current | Potential | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 92-100 | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 81-91 | B | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 69-80 | C | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 55-68 | D | 43 | 53 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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<https://find-energy-certificates.service.gov.uk/energy-certificates/5239-9626-9109-0201-0202?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.

