



Wychall Lane, Kings Norton, Birmingham, B38 8AD

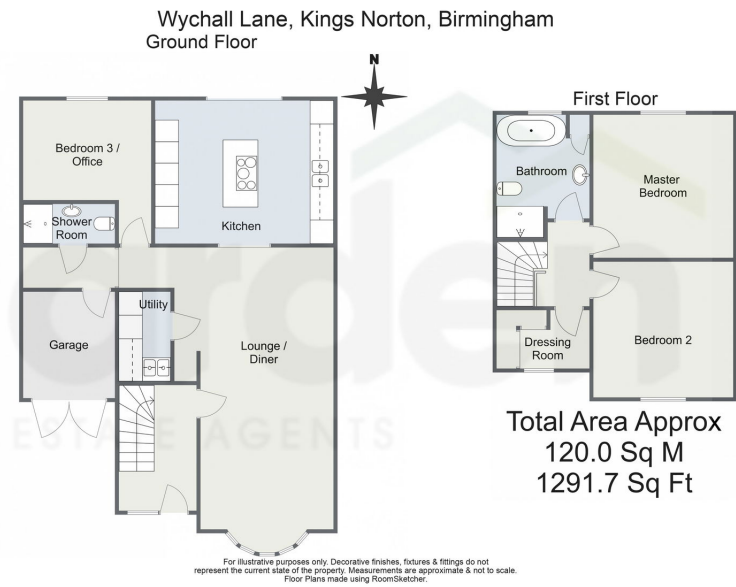
Offers Over £475,000

3 2 1



- Three Bedrooms
- Open Plan Lounge / Diner
- Downstairs Shower Room
- Dressing Room
- Driveway for Off Road Parking with a Garage
- Modern Kitchen
- Family Bathroom
- Utility Room
- Rear Garden
- Entrance Hall





Introducing an exceptional three-bedroom detached family home that perfectly balances modern style with practical living. Situated in the highly sought-after area of Kings Norton, this rear-extended property offers a unique sense of privacy and seclusion, situated alongside the tranquil Kings Norton Nature Reserve.

9/10/24, 12:25 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
52 WYCHALL LANE BIRMINGHAM B35 9AQ	Energy rating E	Valid until 9 May 2031																																
		Certificate number 0170-2450-2050-2050-1775																																
Property type	Detached house																																	
Total floor area	83 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 E. It has the potential to be B.																																		
See how to improve this property's energy efficiency.																																		
<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>47 E</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	47 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>
Score	Energy rating	Current	Potential																															
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<https://find-energy-certificates.service.gov.uk/energy-certificates/0170-2450-2050-2050-1775/print.htm>

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.

