



Maund Close, Charford, Bromsgrove, B60 3JU

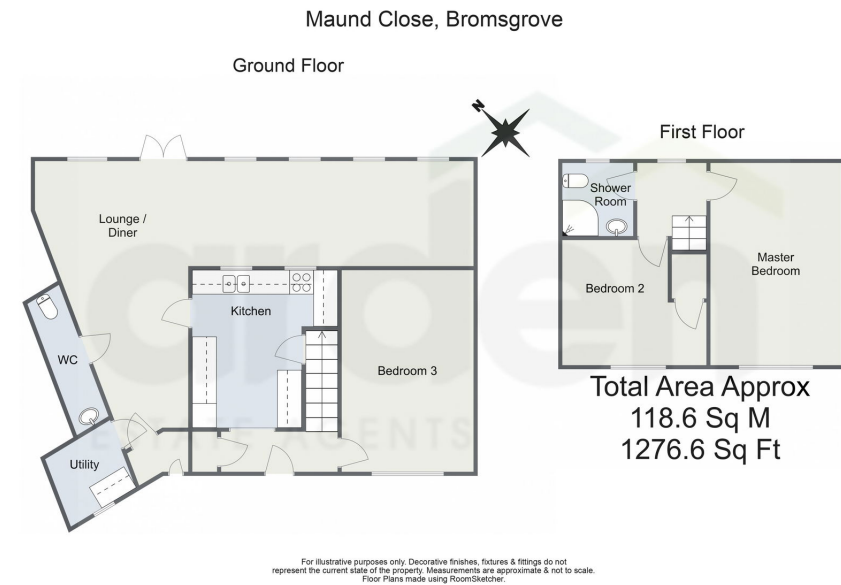
£269,995

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- Two/Three Bedrooms
- Open Plan Lounge/Diner
- Extensive Landscaped Rear Garden
- Desirable Schooling Nearby
- Planning Permission Granted for Two Storey Side and Rear Extension
- Bathroom and Downstairs Guest WC
- Kitchen with Separate Utility Room
- Driveway
- Close Proximity to Bromsgrove Town Centre, Shops and Amenities
- 1276 sq. ft of Living Space





A superb chance to acquire this charming 2/3 bedroom semi-detached property, offering an impressive 1276 sq. ft of living space. The accommodation includes a an open-plan lounge/diner, kitchen, utility room, family bathroom, and a convenient guest WC. The property benefits from an extensive rear garden and driveway. A notable feature of this property is that it comes with planning permission for a two-storey side extension, unlocking exciting potential for future expansion. Located in Charford, Bromsgrove, this family home is situated nearby desirable schooling, Bromsgrove Town Centre and good transport links.

English | [Overview](#)

### Energy performance certificate (EPC)

<b>Energy rating</b> D	<b>Valid until</b> 31 May 2025	<b>Valid since</b> 20 May 2023
<b>Property type</b> Semi-detached house	<b>Certificate number</b> 2005-1055-7545-1055-2004	
<b>Total floor area</b> 113 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](#) from [www.gov.uk/government/guidance/energy-performance-of-buildings-regulations-2015](#)

**Energy rating and score**

This property's energy rating is D. It has the potential to be B.

[Click here to increase the property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		80 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.  
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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

**Breakdown of property's energy performance**

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.

