




ESTATE AGENTS

It's who
you move
with.

Loynells Road, Rednal, Birmingham, B45 9NT

£275,000

3 1 1

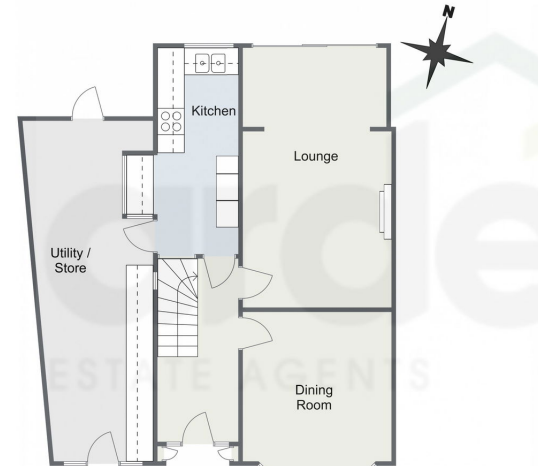


- Three Bedrooms
- Modern Kitchen
- Utility / Store Room
- Rear Garden
- Open Porch
- Spacious Lounge
- Dining Room
- Contemporary Family Bathroom
- Off Road Parking
- Entrance Hall

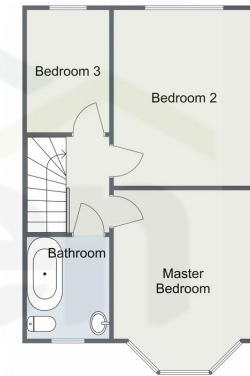




Loynells Road, Rednal, Birmingham
Ground Floor



First Floor



Total Area Approx
108.2 Sq M
1164.7 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 a charming and well-maintained three-bedroom semi-detached home in Rednal, Birmingham. This property offers a spacious lounge, a modern kitchen, a versatile utility/store room, a dedicated dining room, a contemporary family bathroom, off-road parking, and a generously sized rear garden.

11/11/24, 10:25 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
56, Loynells Road Rednal B24 9HT	Energy rating D	Valid until: 14 October 2028 Certificate number: 9388-2922-7903-8938-6641																																
Property type	Semi-detached house																																	
Total floor area	90 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-who-are-letting-property-current-energy-efficiency-standards-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>56</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	56		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	56																																
39-54	E																																	
21-38	F																																	
1-20	G																																	

https://find-energy-certificates.service.gov.uk/energy-certificates/9388-2922-7903-8938-6641?print=true

1/4

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.

