



The Avenue, Rednal, Birmingham, B45 9UE

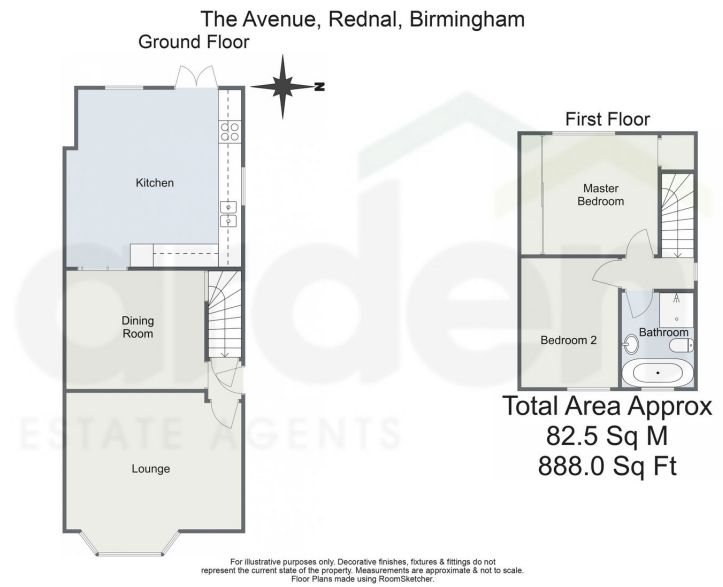
Offers Over £250,000

🛏️ 2 🍳 1 🚿 2



- Two Bedrooms
- Kitchen
- Contemporary Family Bathroom
- Driveway for Off Road Parking
- Spacious Lounge
- Dining Room
- Rear Garden
- Entrance Hall with Ample Storage Space





Presenting a beautifully maintained two-bedroom semi-detached property, offering a driveway with off-road parking, two inviting reception rooms, a spacious kitchen, a modern family bathroom, and a generously sized rear garden. This charming home is situated in the sought-after area of Rednal, Birmingham.

11/2/24 1:28 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

15 THE AVENUE REDNAL BIRMINGHAM	Energy rating D	Valid until 19 March 2031
		Certificate number 0887-3004-5207-8348-4204
Property type Total floor area	Semi-detached house 84 square metres	

Rules on letting this property

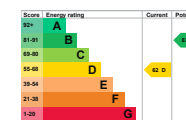
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions>).

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)



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

<https://find-energy-certificate.service.gov.uk/energy-certificates/0887-3004-5207-8348-4204/print/print>

14

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.



arden
ESTATE AGENTS